

## \$799,000 - 13538 Stony Plain Road, Edmonton

MLS® #E4426590

**\$799,000**

3 Bedroom, 2.50 Bathroom, 1,976 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Nestled in the coveted community of Glenora, this Timber Haus custom masterpiece is truly remarkable. Welcome to the Glenora Farm Haus, a unique take by this prestigious builder on the farmhouse design concept. This 3 bdrm home sits on a full sized, 33' wide lot, and boasts a double attached garage & suite-ready bsmt w/ a customizable side entrance as well as 9ft ceilings in both the bsmt and main lvl. Prepare to be enchanted by panoptic black wrapped windows filled with dazzling SW exposure. The main floor offers an open concept layout, designed for entertaining, w/ a spacious kitchen, discreet yet full sized pantry & sunny office/reading space. Upstairs, the primary bdrm feat. iconic vaulted ceilings & a sweeping ensuite bathroom complete w/ a soaker tub & Jack-and-Jill attached Laundry room. Located in one of the most desirable areas of the city, this home is within walking distance to unique local shops, the Edmonton river valley, Downtown, and so much more. Welcome home!

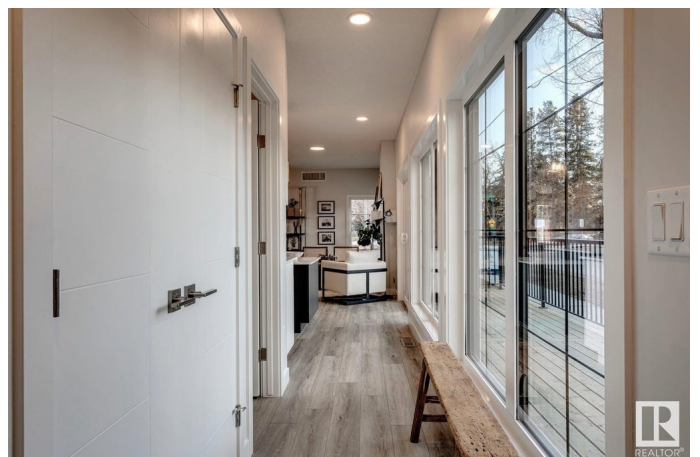
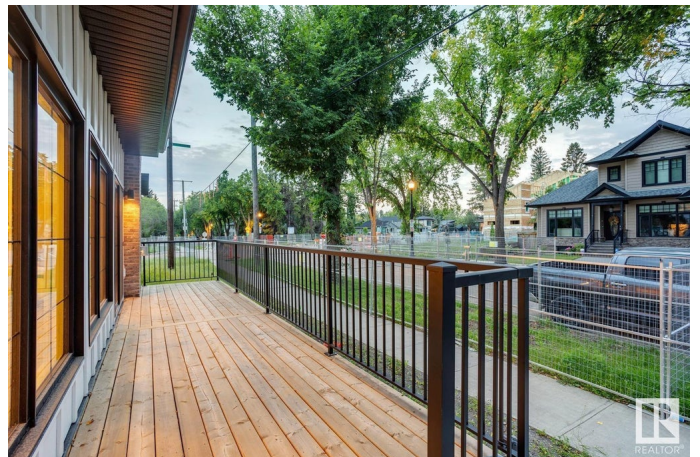
Built in 2022

### Essential Information

MLS® # E4426590

Price \$799,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,976                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13538 Stony Plain Road |
| Area        | Edmonton               |
| Subdivision | Glenora                |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5N 3P6                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Infill Property |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Hardie Board Siding                                   |
| Exterior Features | Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, |

|              |                                  |
|--------------|----------------------------------|
|              | Schools, Shopping Nearby         |
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Brick, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Glenora School (K-6)  |
| Middle     | Westminster (7-9)     |
| High       | Ross Sheppard (10-12) |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 11          |

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Listing information last updated on April 19th, 2025 at 9:17pm MDT