

# **\$1,195,000 - 13107 Churchill Crescent, Edmonton**

MLS® #E4453622

**\$1,195,000**

3 Bedroom, 2.50 Bathroom, 1,522 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Stunning location on Churchill Cres â€” Old Glenora â€” private & the exclusive address you have been waiting for! This beautiful home has been fully renovated throughout the years â€” inside & out! Step inside & you will fall in love with this 1522sqft home plus finished basement totaling 2260sqft of finished living space â€” 3 bedrooms up, 2.5 baths, office, overside double detached garage - 24.5x19.4 â€” heated, epoxy flooring & bathroom â€” all located on a 5901sqft lot. The moment you arrive on Churchill Cres you fall in love with the location & this home. From the modern renovations to the thoughtfully designed landscaping, this home & location has it all. Step inside & enjoy the natural light flowing throughout - the foyer to the living room, to the kitchen & dining room â€” the design & quality can be enjoyed. Upstairs the primary bedroom with ensuite, beds #2 & #3 & a 4-piece bath. The basement provides you will an office/crafts room, family room & games area. So many upgrades throughout the years.

Built in 1952

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4453622    |
| Price    | \$1,195,000 |
| Bedrooms | 3           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,522                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 13107 Churchill Crescent |
| Area        | Edmonton                 |
| Subdivision | Glenora                  |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5N 0R9                  |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, Insulation-Upgraded, Patio, Vinyl Windows |
| Parking Spaces | 4                                                                                                                 |
| Parking        | Double Garage Detached, Heated, Over Sized                                                                        |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                   |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level |

Land, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Glenora School       |
| Middle     | Westminster School   |
| High       | Ross Sheppard School |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 11           |

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Listing information last updated on August 28th, 2025 at 4:47am MDT