

## \$374,900 - 13318 91 Street, Edmonton

MLS® #E4449646

**\$374,900**

4 Bedroom, 2.00 Bathroom, 910 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

This ORIGINAL Owner 2+2 Bedroom Bungalow in Glengarry is Spotless and Shows a definite Pride on Ownership! Some of the features and Upgrades of this Beautiful Home include ; Hardwood Flooring, Oak Cabinets, Fully Finished Basement, Two Full Bathrooms, Large Bedrooms, Large Living Room and Family Room, Spacious Kitchen with Dining Area, Gorgeous West Facing Yard, Oversized Single Detached Garage , Very Quiet Location and More! Too much to List!

Built in 1962

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449646               |
| Price          | \$374,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 910                    |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 13318 91 Street |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3P8         |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | No Smoking Home                    |
| Parking Spaces | 3                                  |
| Parking        | Over Sized, Single Garage Detached |

### **Interior**

|              |                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                             |
| Stories      | 2                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                                        |

### **Exterior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Stucco, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 02         |

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Listing information last updated on August 3rd, 2025 at 10:02pm MDT