

## **\$2,790,000 - 10306/08/10/12 138 Street, Edmonton**

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MLS® #E4435632

**\$2,790,000**

1 Bedroom, 3.50 Bathroom, 4,862 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

The quality and location you would expect when a multi-million-dollar home builder builds a 4 plex. Over 100K in Upgrades, including: Walkout Basement, Upgraded Windows, Commercial grade vinyl flooring, Upgraded tile package, upgraded Appliance's, counter tops and cabinetry, Iron Elements railing, Upgraded Hardy Board exterior and MUCH more! Arguably the most exclusive neighborhood , close to downtown, river valley, premier schools and surrounded by multimillion dollar homes! Proudly built by Varsity Homes.

Built in 2025

### **Essential Information**

MLS® #	E4435632
Price	\$2,790,000
Bedrooms	1
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,862
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active



Community Information

Address	10306/08/10/12 138 Street
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 2J3

Appliances



Samsung 28-inch W 15 cu. ft. Bottom Freezer Refrigerator in Stainless Steel, Counter Depth Model # RL150SSBASR



Samsung Over-The-Range Microwave 1.7 Cu.Ft. - ME17R7011ES/AC



Samsung 24" 55dB Built-In Dishwasher (DW80R2031US/AC)



Samsung 6.0 Cu Ft Convection Gas Range NX60A6511SS/AA



GE 5.9 Cu. Ft. Gas Washer & Dryer Laundry Centre (GUD27G5SMWW)

Secondary Suite

Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas
Parking	Quad or More Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	31
Zoning	Zone 11

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Listing information last updated on June 9th, 2025 at 7:17pm MDT

Finishes are subject to change based on availability. Builder reserves the right to change to finishes of equal or higher value.