

## \$980,000 - 5805 113 A Street, Edmonton

MLS® #E4429488

**\$980,000**

5 Bedroom, 3.50 Bathroom, 2,411 sqft

Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

Luxury living at its finest in this one-of-a-kind custom infill! Boasting over 3,390 sqft of exquisite space including a fully finished basement, this home offers 3 bedrooms upstairs, a main floor designed for entertaining, a 3rd-floor loft with a rooftop patio, and a LEGAL 2-bedroom basement suite. You'll be impressed by the striking design, oversized windows, and refined finishes throughout this modern masterpiece. The chef's kitchen is a dream with a 16" waterfall island, quartz backsplash, under-cabinet lighting, premium appliances, and a walk-through butler's pantry with a wine cooler and espresso bar. Upgrades include an electric fireplace, custom lighting, central AC, 9' basement ceilings, and engineered hardwood. The primary suite is a tranquil escape with a large walk-in closet and spa-like ensuite featuring a beautiful rainfall shower. On a quiet street in Lendrum Place, steps to the LRT, top-rated schools, UofA Farm, and more. Welcome home!

Built in 2017

### Essential Information

MLS® # E4429488

Price \$980,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,411
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	5805 113 A Street
Area	Edmonton
Subdivision	Lendrum Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1A9

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Wet Bar, Infill Property, Heat Exchanger, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Stove-Countertop Inductn, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	4
Has Suite	Yes
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Composition, Stone

Exterior Features        Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City

Roof                          Asphalt Shingles

Construction            Wood, Composition, Stone

Foundation              Concrete Perimeter

**School Information**

Elementary                Lendrum Elementary School

Middle                     Avalon Junior High School

High                         Harry Ainlay High School

**Additional Information**

Date Listed                April 7th, 2025

Days on Market         70

Zoning                      Zone 15

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