

## \$519,900 - 13412 164 Avenue, Edmonton

MLS® #E4428817

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,766 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Excellent Family home in Carlton. This 1765 sqft, 2 storey home built in 2015 comes with a total of 4 bedrooms, 3.5 bathrooms, a fully finished basement plus a Double Detached Garage. The front entrance opens to a flex room, perfect for a home office, kids play area or living room. The dining nook can easily accommodate family gatherings. The kitchen has a large island, spacious walk in pantry, dark stained cabinetry & tile backsplash. The living room has a large window overlooking the fenced back yard. The 2nd floor has 3 spacious bedrooms, a large Laundry room & a 4pce main bath. The primary bedroom features a walk in closet with custom closet organizers & a 4pce Ensuite w/ separate shower & soaker tub. The Fully Finished Basement has a family room with wet bar, a large bedroom, a 4 pce bathroom plus a second living area perfect for home gym or games room. Well maintained home. Close to schools & shopping plus many more amenities.

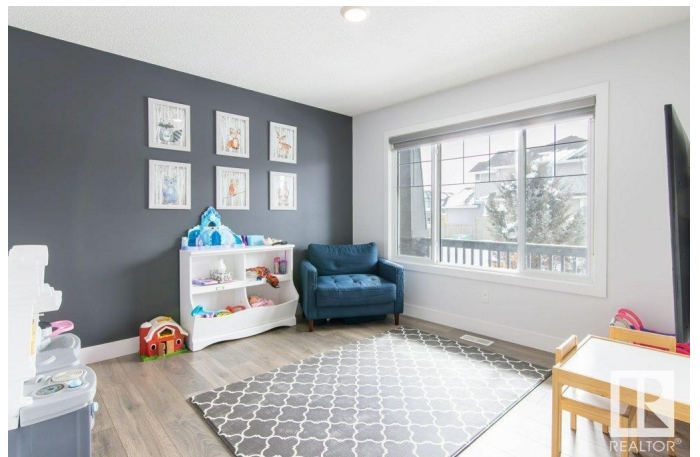
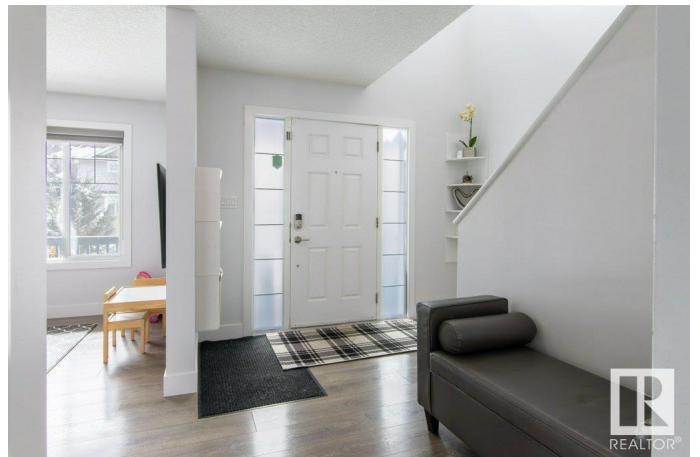
Built in 2015

### Essential Information

MLS® # E4428817

Price \$519,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,766
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13412 164 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0G4

### Amenities

Amenities	Bar, Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 2:47pm MDT