

## \$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.

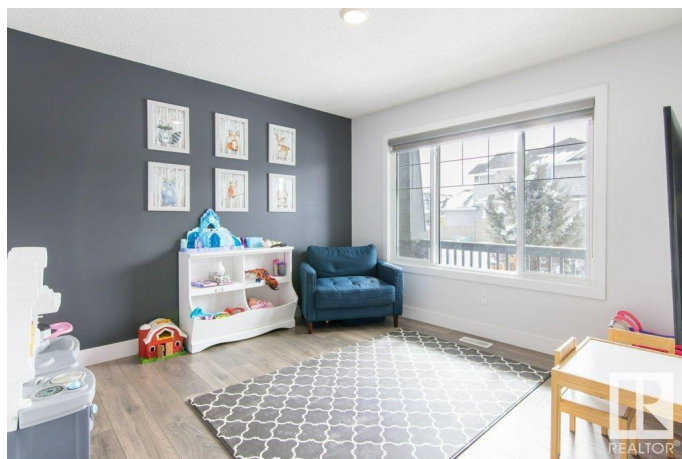
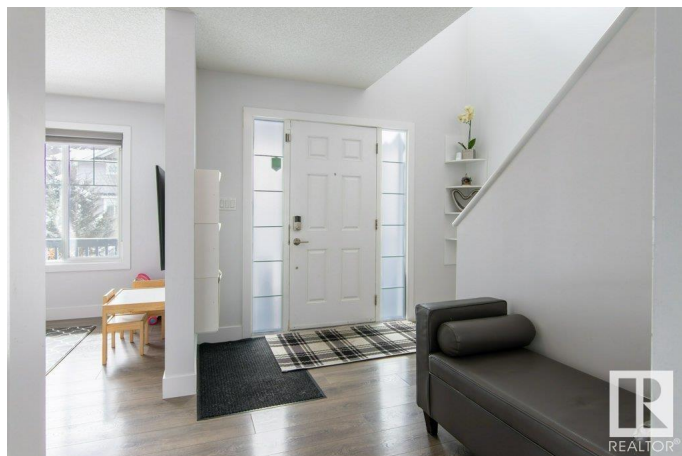
Built in 2015

### 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 | 18              |
| Zoning         | Zone 27         |

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Listing information last updated on April 21st, 2025 at 10:17am MDT