

\$579,900 - 13730 161a Avenue, Edmonton

MLS® #E4427952

\$579,900

3 Bedroom, 2.50 Bathroom, 2,355 sqft
Single Family on 0.00 Acres

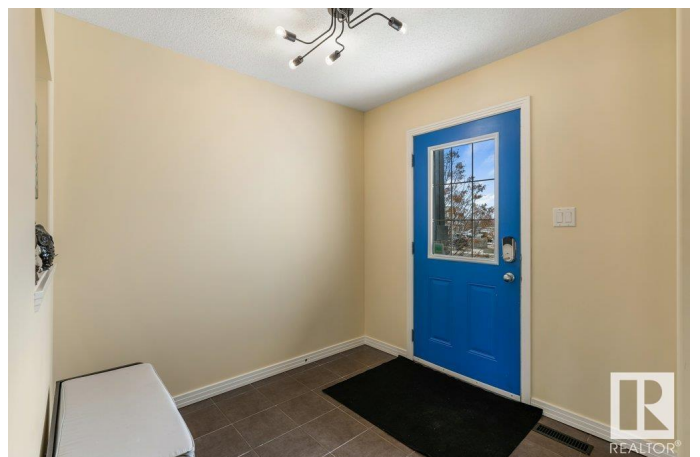
Carlton, Edmonton, AB

Nestled in an incredible location, this stunning Bedrock Homes build sits on a massive 8,300+ sq. ft. pie-shaped lot! Offering over 3,300 sq. ft. of living space, the open floor plan features a main floor den/office, a spacious kitchen with stainless steel appliances, ample counter and cupboard space, raised eating island, plus a walk-through pantry, all overlooking the great room with a cozy gas fireplace and hardwood flooring. Upstairs boasts a large bonus room with tons of natural light, an extra-large primary suite with a good size closet & 4-pc ensuite with separate shower, plus two additional bedrooms. The unspoiled basement is ready for your personal touch! Step outside to an extra-large deck, a huge yard with raised garden beds, and a storage shed—perfect for family living. Just steps from schools & parks in a fantastic, family-friendly community! Complete with A/C and a double attached heated garage, this home is a must-see!

Built in 2010

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4427952 |
| Price | \$579,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,355 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 13730 161a Avenue |
| Area | Edmonton |
| Subdivision | Carlton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6V 0E1 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | Ceiling 9 ft., Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public |

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Elizabeth Finch
Middle Elizabeth Finch
High Ross Sheppard

Additional Information

Date Listed March 28th, 2025
Days on Market 6
Zoning Zone 27

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Listing information last updated on April 2nd, 2025 at 9:47pm MDT