

## \$649,000 - 13420 161 Avenue, Edmonton

MLS® #E4441819

**\$649,000**

5 Bedroom, 3.00 Bathroom, 2,734 sqft  
Single Family on 0.00 Acres

Carlton, Edmonton, AB

Executive-style living in Carlton with this spacious 5-bedroom, 3-bathroom home featuring a triple attached garage and elegant finishes throughout. A grand entry with soaring ceilings and a sweeping staircase leads to large formal and casual living areas. The kitchen offers granite countertops that match throughout the home, a dinette with deck access, and opens to a bright family room with a Tile -accented fireplace. Main floor includes a bedroom or den, full bath, and laundry. Upstairs features a loft, large primary suite with 5-piece ensuite, three additional bedrooms, and a full bath. Hardwood and tile flooring throughout, dual furnaces, and an open-to-below design enhance the sense of space and light. Low-maintenance landscaping with interlocking stone and a wide driveway. Prime location close to parks, schools, and amenities.

Built in 2008

### Essential Information

MLS® #	E4441819
Price	\$649,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,734



Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13420 161 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 11th, 2025
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Days on Market 92

Zoning Zone 27

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