

## \$385,000 - 16506 135 Street, Edmonton

MLS® #E4456682

**\$385,000**

2 Bedroom, 2.50 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Turn-key and affordable FORMER SHOWHOME BACKING A WALKING TRAIL! This 1,337 sq.ft. dual primary suite half duplex is perfect for a first-time buyer looking for value and has upgraded features like the actual hardwood flooring, central air conditioning, and tankless hot water. The main floor is great for entertaining as you have the living room, dining area, and kitchen in the same functional space; it also has access to the attached single garage and half bath. Upstairs, both bedrooms have full ensuites and walk-in closets, and the stacked laundry is in a larger closet. The basement is unfinished, but there's a rough in for a third full bathroom and room for another bedroom and/or rec room. The west-backing yard is huge with a large deck, gazebo, and of course backing the trail system so you can enjoy daily walks around the ponds in the community. Nestled in a family community, this home is close to all amenities, shopping, schools, restaurants and more. Come see the value!

Built in 2012

### Essential Information

MLS® # E4456682

Price \$385,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	16506 135 Street
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0G7

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Heat Pump, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 8th, 2025
Days on Market	3
Zoning	Zone 27

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