

## \$427,000 - 13420 166 Avenue, Edmonton

MLS® #E4441370

**\$427,000**

3 Bedroom, 2.50 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully maintained half duplex in the family-friendly neighborhood of Carlton! This 3-bedroom, 2.5-bath home offers the perfect blend of comfort and style, featuring a modern kitchen with granite countertops, stainless steel appliances, and a pantry for extra storage. The open-concept main floor is ideal for entertaining, while upstairs you'll find the convenience of second-floor laundry and a spacious primary suite complete with a great walk-in closet and ensuite bath. Step outside to your private backyard oasis—fully landscaped and complete with a charming gazebo, perfect for summer BBQs, morning coffee, or relaxing evenings. Enjoy year-round comfort with a Hi-Velocity heating system, tankless hot water heater, and brand new central air conditioning installed last year. A fantastic opportunity for first-time buyers, growing families, or investors!

Built in 2012

### Essential Information

MLS® #	E4441370
Price	\$427,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,353
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	13420 166 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0G6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 9th, 2025  
Days on Market        7  
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 June 16th, 2025 at 7:17am MDT