

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

MLS® #E4457947

**\$649,000**

5 Bedroom, 3.00 Bathroom, 2,734 sqft

Single Family on 0.00 Acres

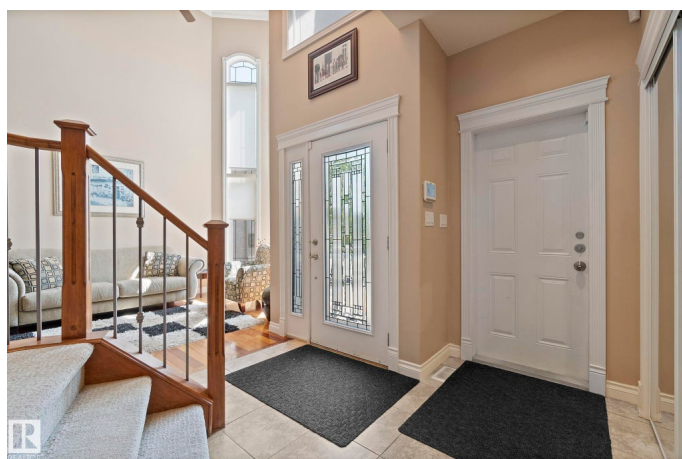
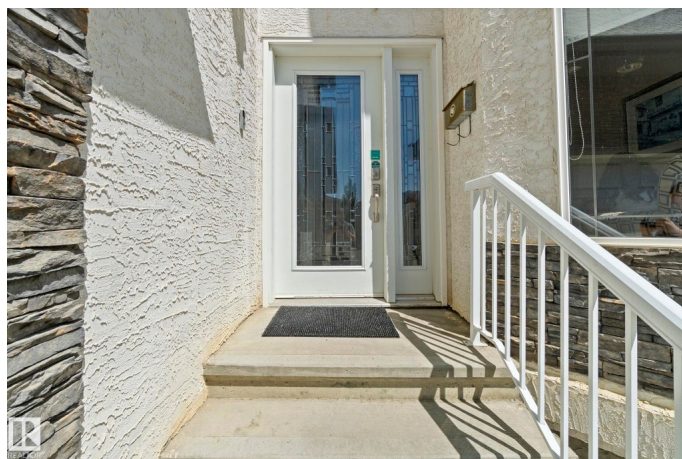
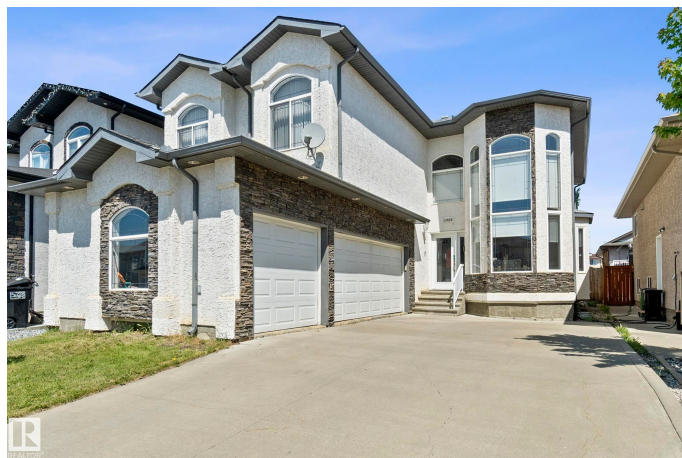
Carlton, Edmonton, AB

Executive Luxury Living in Carlton! Triple car garage! This stunning 4 bed, 3 bath home has soaring ceilings and gleaming hardwood throughout. Ideal for a growing family, it welcomes you with a spacious entryway and a grand staircase. Enjoy generous living spaces, a formal living room with high ceilings, and a dining area that opens to an elegant kitchen with granite counters, a dinette with access to a large deck and private yard. Beautiful hardwood and tile floors run throughout. The expansive family room features a striking stone fireplace. Main floor offers a bedroom or office/den and a full 4-piece bath. Upstairs, a bright loft overlooks the main floor. The large primary suite includes a 5-piece ensuite, plus three more ample bedrooms and another full bath. Abundant natural light fills the home. The low-maintenance front yard features interlock stone and a double-wide driveway. Main floor laundry adds convenience to this Prime location

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457947  |
| 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 Spaces | 7                                                                                                                                                                    |
| 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                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                 |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 27              |

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Listing information last updated on September 17th, 2025 at 10:02pm MDT