

# \$1,450,000 - 13904 162 Avenue, Edmonton

MLS® #E4463728

**\$1,450,000**

4 Bedroom, 3.00 Bathroom, 1,402 sqft  
Single Family on 0.00 Acres

Carlton, Edmonton, AB

Rare 1-Acre Corner Development Site with Beautiful Bi-Level House in Carleton! This is a prime opportunity on a massive lot with 360 ft of frontage on 139 Street, zoned Agricultural in a fully developed area. The excellent-condition, 1,400 sq ft bi-level home 1996 built provides immediate use or holding income. Perfect for developers or buyers seeking an urban acreage with incredible future upside.

Built in 1996

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4463728               |
| Price          | \$1,450,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,402                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

## Community Information

Address 13904 162 Avenue



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Carlton  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6V 1J4  |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Open Beam, Vaulted Ceiling |
| Parking   | Double Garage Attached                                             |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| Stories           | 2                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Finished                                                                                   |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Stucco |
| Exterior Features | Corner Lot          |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Brick, Stucco |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 27            |

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Listing information last updated on October 30th, 2025 at 1:02am MDT