

# \$519,900 - 13412 164 Avenue, Edmonton

MLS® #E4428817

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,766 sqft  
Single Family on 0.00 Acres

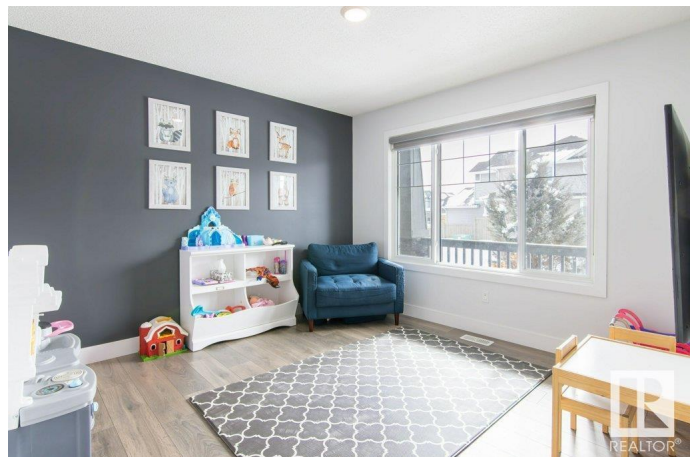
Carlton, Edmonton, AB

Excellent Family home in Carlton. This 1765 sqft, 2 storey home built in 2015 comes with a total of 4 bedrooms, 3.5 bathrooms, a fully finished basement plus a Double Detached Garage. The front entrance opens to a flex room, perfect for a home office, kids play area or living room. The dining nook can easily accommodate family gatherings. The kitchen has a large island, spacious walk in pantry, dark stained cabinetry & tile backsplash. The living room has a large window overlooking the fenced back yard. The 2nd floor has 3 spacious bedrooms, a large Laundry room & a 4pce main bath. The primary bedroom features a walk in closet with custom closet organizers & a 4pce Ensuite w/ separate shower & soaker tub. The Fully Finished Basement has a family room with wet bar, a large bedroom, a 4 pce bathroom plus a second living area perfect for home gym or games room. Well maintained home. Close to schools & shopping plus many more amenities.

Built in 2015

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428817  |
| Price    | \$519,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,766                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13412 164 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0G4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Bar, Deck              |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 4  
Zoning Zone 27

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Listing information last updated on April 7th, 2025 at 4:02pm MDT