

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

MLS® #E4457947

**\$649,000**

5 Bedroom, 3.00 Bathroom, 2,734 sqft

Single Family on 0.00 Acres

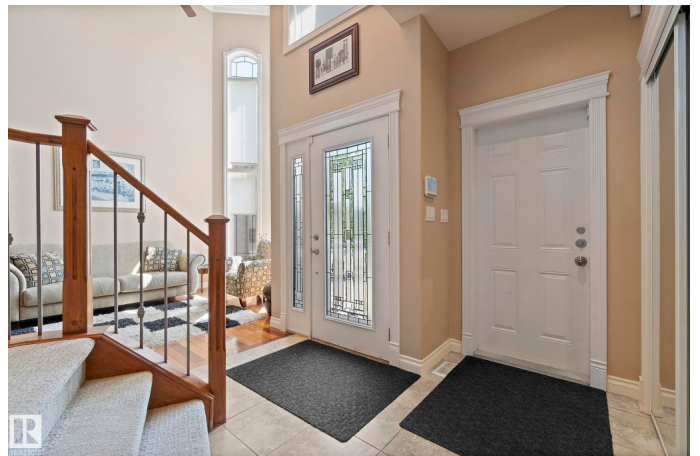
Carlton, Edmonton, AB

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	1
Zoning	Zone 27

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