

## \$515,000 - 16436 136 Street, Edmonton

MLS® #E4459512

**\$515,000**

4 Bedroom, 2.50 Bathroom, 1,657 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully appointed family home offering a spacious open-concept main floor designed for comfort and entertaining. The inviting living room features a cozy gas fireplace with mantel, while the chef's kitchen boasts an entertaining island, S/S appliances, & convenient walk-through butler's pantry. A main floor laundry with an additional pedestal washer adds everyday convenience. Upstairs, you'll find four generous bedrooms including a primary suite with a WIC and a spa-inspired ensuite complete with a separate tub and walk-in shower. A bright bonus room provides the perfect space for family movie nights or a home office. The unfinished basement, with two windows, offers plenty of potential for future development. Recent upgrades include a brand new HWT, and the home is equipped with central A/C for year-round comfort. Enjoy outdoor living in the west-facing backyard featuring a deck, storage shed, and direct access to a playground. An attached garage completes this fantastic package.

Built in 2012

### Essential Information

MLS® # E4459512

Price \$515,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,657                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16436 136 Street |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0G8          |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, No Smoking Home |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | Mantel, Tile Surround                                                                      |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No |

|              |                              |
|--------------|------------------------------|
|              | Back Lane, Playground        |
|              | Transportation, Schools, Sho |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Stone, Vinyl           |
| Foundation   | Concrete Perimeter           |



**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 38                   |
| Zoning         | Zone 27              |

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Listing information last updated on November 2nd, 2025 at 10:02am MST