

\$579,900 - 13730 161a Avenue, Edmonton

MLS® #E4427952

\$579,900

3 Bedroom, 2.50 Bathroom, 2,355 sqft

Single Family on 0.00 Acres

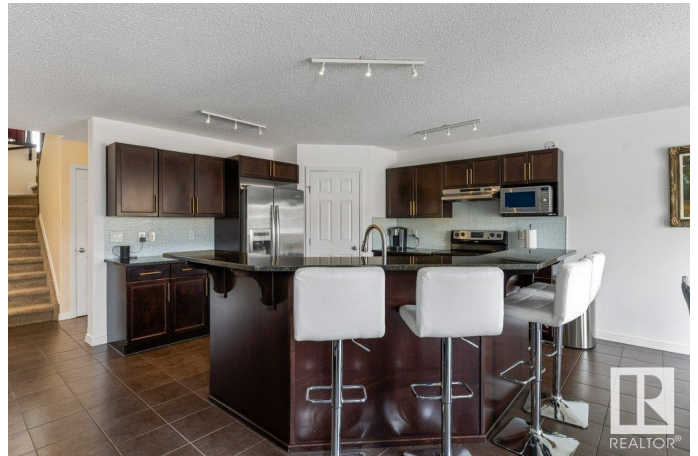
Carlton, Edmonton, AB

Nestled in an incredible location, this stunning Bedrock Homes build sits on a massive 8,300+ sq. ft. pie-shaped lot! Offering over 3,300 sq. ft. of living space, the open floor plan features a main floor den/office, a spacious kitchen with stainless steel appliances, ample counter and cupboard space, raised eating island, plus a walk-through pantry, all overlooking the great room with a cozy gas fireplace and hardwood flooring. Upstairs boasts a large bonus room with tons of natural light, an extra-large primary suite with a good size closet & 4-pc ensuite with separate shower, plus two additional bedrooms. The unspoiled basement is ready for your personal touch! Step outside to an extra-large deck, a huge yard with raised garden beds, and a storage shed—perfect for family living. Just steps from schools & parks in a fantastic, family-friendly community! Complete with A/C and a double attached heated garage, this home is a must-see!

Built in 2010

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4427952 |
| Price | \$579,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,355 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 13730 161a Avenue |
| Area | Edmonton |
| Subdivision | Carlton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6V 0E1 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | Ceiling 9 ft., Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public |

| | |
|--------------|--|
| | Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------|
| Elementary | Elizabeth Finch |
| Middle | Elizabeth Finch |
| High | Ross Sheppard |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 27 |

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Listing information last updated on April 20th, 2025 at 11:32am MDT