

## \$660,000 - 13420 161 Avenue, Edmonton

MLS® #E4441819

**\$660,000**

5 Bedroom, 3.00 Bathroom, 2,734 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Executive-style living in Carlton with this spacious 5-bedroom, 3-bathroom home featuring a triple attached garage and elegant finishes throughout. A grand entry with soaring ceilings and a sweeping staircase leads to large formal and casual living areas. The kitchen offers granite countertops that match throughout the home, a dinette with deck access, and opens to a bright family room with a Tile -accented fireplace. Main floor includes a bedroom or den, full bath, and laundry. Upstairs features a loft, large primary suite with 5-piece ensuite, three additional bedrooms, and a full bath. Hardwood and tile flooring throughout, dual furnaces, and an open-to-below design enhance the sense of space and light. Low-maintenance landscaping with interlocking stone and a wide driveway. Prime location close to parks, schools, and amenities.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441819  |
| Price          | \$660,000 |
| 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   | 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                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                     |
| Exterior Features | Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Stone, Stucco                                     |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 11th, 2025 |
|-------------|-----------------|

Days on Market 59

Zoning Zone 27

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Listing information last updated on August 9th, 2025 at 8:47pm MDT