

## **\$749,900 - 13404 160 Avenue, Edmonton**

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MLS® #E4438477

**\$749,900**

5 Bedroom, 3.00 Bathroom, 2,665 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this Absolutely Stunning, 2 storey, 2665 sqft house situated in the desirable community of Carlton! Perfect for large family! Features total of 5 bedrooms, 3 bathrooms, living room, family room, bonus room, 2 dining areas & a TRIPPLE ATTACHED GARAGE. Main floor greets you with double doors, open to below high ceiling, natural light pouring through oversized windows, hardwood floorings adjacent to formal dining area. Spacious kitchen has plenty of kitchen cabinets, L-Shaped kitchen counter & corner pantry. Family room w cozy fireplace, TV niche & large windows. Breakfast nook w patio door overlooking to loving, landscaped back yard & deck, your private oasis for relaxation. Convenient main floor bedroom, full bathroom & laundry area. Upper floor comes with bonus rooms & 4 sizable bedrooms & 2 bathrooms. King-sized master bedroom offers walk-in closet & a 5pc en-suite. Walking distance to school/playground/park & lakes. Easy access to public trans/shopping & all amenities. Just move-in & enjoy!

Built in 2007

### **Essential Information**

MLS® # E4438477

Price \$749,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,665                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 13404 160 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0B9          |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Deck, Vinyl Windows, See Remarks  |
| Parking Spaces | 6                                 |
| Parking        | Insulated, Triple Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 72             |
| Zoning         | Zone 27        |

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