

# \$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 13  
Zoning Zone 27

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