

## \$559,900 - 13759 166 Avenue, Edmonton

MLS® #E4451694

**\$559,900**

4 Bedroom, 3.00 Bathroom, 2,214 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Fantastic family home on a huge lot in popular Carlton backing on to a walking path! This property features over 2,200SF. on two levels plus room to grow with an unfinished basement. The main floor includes a gourmet island kitchen with pantry, bright dining area, living room with gas fireplace, a bedroom, and a full bathroom. Upstairs there is a large bonus room, convenient laundry room, two secondary bedrooms sharing the main 4pc. bathroom, and your primary bedroom with walk-in closet. Enjoy the 5pc. ensuite bathroom with dual vanity, walk-in shower, soaker tub, and powder room. Enjoy the rest of the summer on the two-tiered deck in this huge private yard. Available with a quick possession!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4451694      |
| Price          | \$559,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,214         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13759 166 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0H5          |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Tankless, Vinyl Windows |
| Parking   | Double Garage Attached                                                            |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| 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, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stone, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 27          |

RE / Bank Owned    Yes

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Listing information last updated on August 24th, 2025 at 5:17pm MDT