

## \$579,800 - 13518 162a Avenue, Edmonton

MLS® #E4453717

**\$579,800**

3 Bedroom, 2.50 Bathroom, 2,443 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Are you looking for an elegant lifestyle house in Carlton? This house is for you. This 2443 sqft house features 2 bdrm and 2.5 bthrm. The main floor welcomes you with a bright big foyer, ad den and breath-taking open concept to the liv / area with beautiful hardwood flooring. It offers spacious living room with huge windows that allow plenty of natural light & a white stone feature wall w/ insert fpl. opens to a contemporary kitchen st/st appl, stunning granite countertops & White cabinets. A corner pantry leads you to the laun/rm & the gr. You can enjoy your morning coffee with a lot of natural light in the eating area that overlooks a gazebo on the deck and fully stoned landscaped backyard. Upstairs offers 3 bright bdrms, a good sized 4 pc bthrm, and a spacious bright bonus/ rm. M/bdrm has 5 pc ensuite w/separate wide stand up shower and spacious soaking tub to relax after long working days. Unspoiled bsmt needs your ideas. Walking distance to schools, trans & shopping centers. It is a 10/10.

Built in 2014

### Essential Information

MLS® # E4453717

Price \$579,800

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,443                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13518 162a Avenue |
| Area        | Edmonton          |
| Subdivision | Carlton           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6V 0C3           |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Natural Gas            |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Front Drive Access, Insulated |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Glass Door, Insert, Stone Facing                                                                                      |
| 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 |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Elizabeth Finch School     |
| Middle     | Marry Butterworth Jr. High |
| High       | Queen Elizabeth High       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 78                |
| Zoning         | Zone 27           |

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Listing information last updated on November 4th, 2025 at 7:32am MST