

\$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	21
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 3:32pm MDT