

## \$569,900 - 13511 162 Avenue, Edmonton

MLS® #E4452592

**\$569,900**

3 Bedroom, 3.00 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this exceptionally maintained family home in the desirable neighborhood of Carlton. With over 2,800 sq ft of developed living space, it's ideal for growing families seeking comfort and functionality. The main floor features a bright open-concept layout with a spacious eat-in kitchen, central island, and living room with a cozy gas fireplace. Large windows overlook the backyard with exposed aggregate patio and glass railing. A walk-through pantry, main floor laundry, and 2-piece powder room add convenience. Upstairs offers a generous bonus room with a second gas fireplace, three bedrooms, a 4-piece bath, and a primary suite with 4-piece ensuite and walk-in closet. The fully finished basement includes a large family room and a 2-piece bath—perfect for games, hobbies, or a home theater. A triple attached garage provides ample space for vehicles and storage. Don't miss this fantastic home in a family-friendly community close to parks, schools, and amenities!

Built in 2008

### Essential Information

MLS® # E4452592

Price \$569,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,077                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13511 162 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0C1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Triple Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                  |
| Exterior Features | Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Brick, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

Date Listed            August 12th, 2025  
Days on Market       3  
Zoning                 Zone 27

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