

## \$646,800 - 13518 162a Avenue, Edmonton

MLS® #E4453717

### \$646,800

3 Bedroom, 2.50 Bathroom, 2,443 sqft  
Single Family on 0.00 Acres

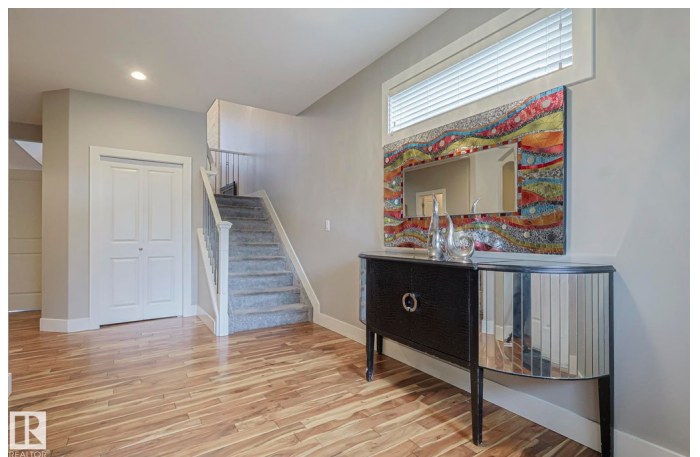
Carlton, Edmonton, AB

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	\$646,800
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	3
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 August 21st, 2025 at 2:32am MDT