

\$427,000 - 13420 166 Avenue, Edmonton

MLS® #E4441370

\$427,000

3 Bedroom, 2.50 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully maintained half duplex in the family-friendly neighborhood of Carlton! This 3-bedroom, 2.5-bath home offers the perfect blend of comfort and style, featuring a modern kitchen with granite countertops, stainless steel appliances, and a pantry for extra storage. The open-concept main floor is ideal for entertaining, while upstairs you'll find the convenience of second-floor laundry and a spacious primary suite complete with a great walk-in closet and ensuite bath. Step outside to your private backyard oasis—fully landscaped and complete with a charming gazebo, perfect for summer BBQs, morning coffee, or relaxing evenings. Enjoy year-round comfort with a Hi-Velocity heating system, tankless hot water heater, and brand new central air conditioning installed last year. A fantastic opportunity for first-time buyers, growing families, or investors!

Built in 2012

Essential Information

| | |
|------------|-----------|
| MLS® # | E4441370 |
| Price | \$427,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,353 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 13420 166 Avenue |
| Area | Edmonton |
| Subdivision | Carlton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6V 0G6 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Storage-In-Suite, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 9th, 2025
Days on Market 7
Zoning Zone 27

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Listing information last updated on June 16th, 2025 at 11:47am MDT