

## \$679,000 - 13420 160 Avenue, Edmonton

MLS® #E4450904

**\$679,000**

5 Bedroom, 3.50 Bathroom, 2,892 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this spacious, custom-designed 2-storey home in the heart of Carlton—just steps from parks, lakes, top schools & major shopping. With 6 bedrooms & 4 baths, there's room for the whole family, plus guests. The open-concept main floor impresses with a grand 18' entry, elegant staircase with iron spindles, huge windows, and a warm family room with gas fireplace. The gourmet kitchen features rich maple cabinetry, granite counters & a custom island, flowing into the dining area with deck access. Convenient main floor laundry & bath complete the space. Upstairs offers a large bonus room, 4 bedrooms, full bath, and a spacious primary suite with walk-in closet, 5-pce ensuite, jacuzzi tub & separate shower. The basement is nearly finished with 2 more bedrooms, a bathroom & rec space. With 2 furnaces, coffered ceilings, designer accents, stucco exterior, double garage & fenced yard—this home has so much to offer. A little TLC will make it truly spectacular!

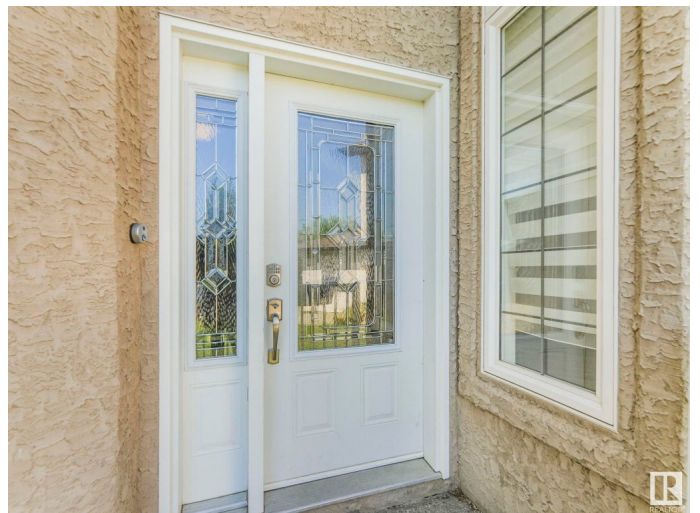
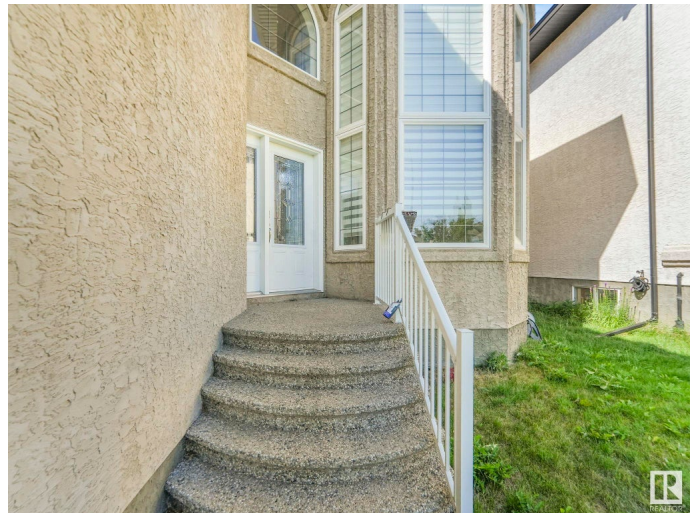
Built in 2008

### Essential Information

MLS® # E4450904

Price \$679,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,892                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13420 160 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0B9          |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, See Remarks |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached                                |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Glass Door                                                                                                            |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                              |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping |

|              |                     |
|--------------|---------------------|
|              | Nearby, See Remarks |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco        |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| 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 3rd, 2025 at 4:02am MDT