

## **\$525,000 - 13819 165 Avenue, Edmonton**

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MLS® #E4446212

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully maintained 3 Bedroom - 2 Story home with front-drive double garage in Carlton! South facing backyard with direct access to a huge green space, which is perfectly safe for children to play or just to enjoy and relaxing stroll. This bright and open floorplan is decorated in warm neutral tones and loaded with natural light throughout. The chef's kitchen includes; granite countertops, corner pantry, large island, breakfast bar and a premium appliance pkg with gas range and garburator. Main floor has a half bath and a convenient laundry room!! Upstairs you'll find 3 spacious bedrooms and 2 full baths. The open basement is insulated and ready for development. You'll love the landscaping with it's lovely flowers, fruit trees and vegetable garden, in the private fenced yard. Relax on the spacious backyard deck with a stylish gazebo and newer concrete patio area. A/C system is only 2 yrs old. Amazing location close to schools, parks, shopping and the Anthony Henday!!

Built in 2014

### **Essential Information**

MLS® # E4446212

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,475                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13819 165 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0G9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Hot Water Natural Gas  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 27        |

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Listing information last updated on July 17th, 2025 at 4:17am MDT