

## \$560,000 - 13715 165 Avenue, Edmonton

MLS® #E4438956

**\$560,000**

3 Bedroom, 2.50 Bathroom, 1,778 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to Carlton! This FORMER SHOW HOME 2 STOREY offers elegance, and magnificent living spaces. You will be Amazed upon entering, Open Concept Floor Plan, 9 Foot Ceiling's, pot lights, spacious living room with fireplace, hardwood flooring, large dining area with patio door to a deck. The kitchen is outstanding from every angle, showcases tasteful finishes such as custom cabinets to ceiling, granite countertops and tile backsplash, Stainless Steel Appliance™s, and Large Granite Island. Boasting a sound system for entertaining your family. The Upstairs you will find a bonus room with vaulted ceilings. Master Bedroom with a luxurious 5 piece ensuite Bathroom with shower, soaker tub, his and hers sinks, and a walk-in closet. 2 large bedrooms and a Full Bath. The Large South backing yard is perfect for family gatherings. Upgrades include: Central A/C, Surround Sound System, and more. Location is excellent, a quick walk to a K-9 School, shopping, Restaurant, Anthony Henday.

Built in 2012

### Essential Information

MLS® # E4438956

Price \$560,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,778                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 13715 165 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0G9          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 38             |
| Zoning         | Zone 27        |

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Listing information last updated on July 5th, 2025 at 4:32am MDT