

## \$749,900 - 13404 160 Avenue, Edmonton

MLS® #E4438477

**\$749,900**

5 Bedroom, 3.00 Bathroom, 2,665 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this Absolutely Stunning, 2 storey, 2665 sqft house situated in the desirable community of Carlton! Perfect for large family! Features total of 5 bedrooms, 3 bathrooms, living room, family room, bonus room, 2 dining areas & a TRIPPLE ATTACHED GARAGE. Main floor greets you with double doors, open to below high ceiling, natural light pouring through oversized windows, hardwood floorings adjacent to formal dining area. Spacious kitchen has plenty of kitchen cabinets, L-Shaped kitchen counter & corner pantry. Family room w cozy fireplace, TV niche & large windows. Breakfast nook w patio door overlooking to loving, landscaped back yard & deck, your private oasis for relaxation. Convenient main floor bedroom, full bathroom & laundry area. Upper floor comes with bonus rooms & 4 sizable bedrooms & 2 bathrooms. King-sized master bedroom offers walk-in closet & a 5pc en-suite. Walking distance to school/playground/park & lakes. Easy access to public trans/shopping & all amenities. Just move-in & enjoy!

Built in 2007

### Essential Information

MLS® # E4438477

Price \$749,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,665
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13404 160 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B9

### **Amenities**

Amenities	Deck, Vinyl Windows, See Remarks
Parking Spaces	6
Parking	Insulated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	85
Zoning	Zone 27

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