

\$1,299,000 - 13904 162 Avenue, Edmonton

MLS® #E4434904

\$1,299,000

4 Bedroom, 3.00 Bathroom, 1,402 sqft
Single Family on 1.00 Acres

Carlton, Edmonton, AB

This property is a UNICORN! And it's prime for re-development. One acre zoned Agricultural, in a fully developed area with 350 ft of frontage, in the Carleton neighbourhood. The adjoining property is already been re-zoned medium density residential. The 1400 sq ft bilevel house is in excellent shape, making this a fantastic holding property with unbelievable multi-family building potential, or for those with a little time, living on an acreage in the city!

Built in 1996

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4434904 |
| Price | \$1,299,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,402 |
| Acres | 1.00 |
| Year Built | 1996 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

Address 13904 162 Avenue



| | |
|-------------|----------|
| Area | Edmonton |
| Subdivision | Carlton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6V 1J4 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Open Beam, R.V. Storage, See Remarks |
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Heated, Insulated, Over Sized |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Level Land, Private Setting, Schools, Subdividable Lot, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 27 |

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Listing information last updated on May 9th, 2025 at 8:32pm MDT