

Courtesy Of Steve P Kehoe Of 2% Realty Pro

## \$596,000 - 13416 159 Avenue, Edmonton

MLS® #E4444689

**\$596,000**

6 Bedroom, 2.50 Bathroom, 2,403 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully maintained 2-storey home offering over 3,000 sq ft of total living space, nestled in the desirable community of Carlton. The main floor boasts an open-concept layout with gleaming hardwood and cozy carpeted areas. Enjoy relaxing in the inviting living room with a gas fireplace, or entertain in the large kitchen complete with an island, breakfast bar, and ample cabinetry. The dining room opens onto a deck that overlooks a lush, treed backyard—ideal for summer gatherings. A private main floor office adds versatility for remote work or study. Upstairs, you'll find newer carpets throughout, a bright bonus room, and 4 generous bedrooms. The primary suite features a walk-in closet and a 4-piece ensuite. The finished basement offers a spacious family room, 2 additional bedrooms. Additional highlights include a 22x24 attached garage, a new hot water tank, newer shingles, and fresh paint throughout. Located within walking distance to Carlton park and Elizabeth Finch K-9 school!

Built in 2003

### Essential Information

MLS® # E4444689

Price \$596,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,403                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13416 159 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1S4          |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                            |
| Fireplaces        | Mantel                                                                                                                                                         |
| Stories           | 3                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 27         |

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Listing information last updated on August 1st, 2025 at 10:48pm MDT