

## \$469,900 - 13807 138 Avenue, Edmonton

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MLS® #E4462103

**\$469,900**

4 Bedroom, 3.50 Bathroom, 1,695 sqft

Single Family on 0.00 Acres

Hudson, Edmonton, AB

Welcome to this beautifully cared-for half-duplex with NO CONDO FEES in the welcoming community of Hudson! Enjoy being surrounded by parks, walking trails, and the abundant amenities of Skyview Centre. Commuting is effortless – Just a 10-minute walk to Hilwie Hamdon School, and quick access to Mark Messier Trail, the Henday, and the Yellowhead. Entertain outdoors in the fenced backyard with extended deck (2016), or stay cool indoors with convenient central A/C (2016). Inside, the living room showcases an electric fireplace (2017), while the modern kitchen offers stainless steel appliances, large island, and pantry. A mudroom connects the kitchen to a 2-pc bath, and provides access to the double attached garage. Upstairs includes a family room, laundry area, primary suite with walk-in closet and 3-pc ensuite, plus two additional bedrooms and a 4-pc bath. The finished basement adds even more living space with a large rec room, bedroom, 3-pc bath, and ample storage. Move-in ready and waiting for you!

Built in 2015

### Essential Information

MLS® # E4462103

Price \$469,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,695         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13807 138 Avenue |
| Area        | Edmonton         |
| Subdivision | Hudson           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0M1          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Air Conditioner, Deck  |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access |

### Interior

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

### Exterior

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

|                   |   |
|-------------------|---|
| Exterior Features | No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Hilwie Hamdon School |
| Middle     | Hilwie Hamdon School |
| High       | Ross Sheppard School |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 15th, 2025 |
| Zoning      | Zone 27            |

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Listing information last updated on October 15th, 2025 at 1:47pm MDT