# \$427,000 - 13420 166 Avenue, Edmonton

MLS® #E4441370

### \$427,000

3 Bedroom, 2.50 Bathroom, 1,353 sqft Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully maintained half duplex in the family-friendly neighborhood of Carlton! This 3-bedroom, 2.5-bath home offers the perfect blend of comfort and style, featuring a modern kitchen with granite countertops, stainless steel appliances, and a pantry for extra storage. The open-concept main floor is ideal for entertaining, while upstairs you'll find the convenience of second-floor laundry and a spacious primary suite complete with a great walk-in closet and ensuite bath. Step outside to your private backyard oasisâ€"fully landscaped and complete with a charming gazebo, perfect for summer BBQs, morning coffee, or relaxing evenings. Enjoy year-round comfort with a Hi-Velocity heating system, tankless hot water heater, and brand new central air conditioning installed last year. A fantastic opportunity for first-time buyers, growing families, or investors!

Built in 2012

#### **Essential Information**

MLS® # E4441370 Price \$427,000

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

1,353 Square Footage Acres 0.00 Year Built 2012

Type Single Family Sub-Type Half Duplex Style 2 Storey Status Active

# **Community Information**

Address 13420 166 Avenue

Edmonton Area Subdivision Carlton City Edmonton County **ALBERTA** 

**Province** AB

T6V 0G6 Postal Code

## **Amenities**

**Amenities** Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No.

Smoking Home, Storage-In-Suite, Vinyl Windows

**Parking** Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood **Appliances** 

Fan, Refrigerator, Storage Shed, Stove-Electric, Washer

Forced Air-1, Natural Gas Heating

**Stories** 2 Has Basement

Yes

Full, Partially Finished Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

**Exterior Features** Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof **Asphalt Shingles** Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 9th, 2025

Days on Market 7

Zoning Zone 27

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