

# **\$589,900 - 13511 162 Avenue, Edmonton**

MLS® #E4448786

**\$589,900**

3 Bedroom, 3.00 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this exceptionally maintained family home in the desirable neighborhood of Carlton. With over 2,800 sq ft of developed living space, it's ideal for growing families seeking comfort and functionality. The main floor features a bright open-concept layout with a spacious eat-in kitchen, central island, and living room with a cozy gas fireplace. Large windows overlook the backyard with exposed aggregate patio and glass railing. A walk-through pantry, main floor laundry, and 2-piece powder room add convenience. Upstairs offers a generous bonus room with a second gas fireplace, three bedrooms, a 4-piece bath, and a primary suite with 4-piece ensuite and walk-in closet. The fully finished basement includes a large family room and a 2-piece bath—perfect for games, hobbies, or a home theater. A triple attached garage provides ample space for vehicles and storage. Don't miss this fantastic home in a family-friendly community close to parks, schools, and amenities!

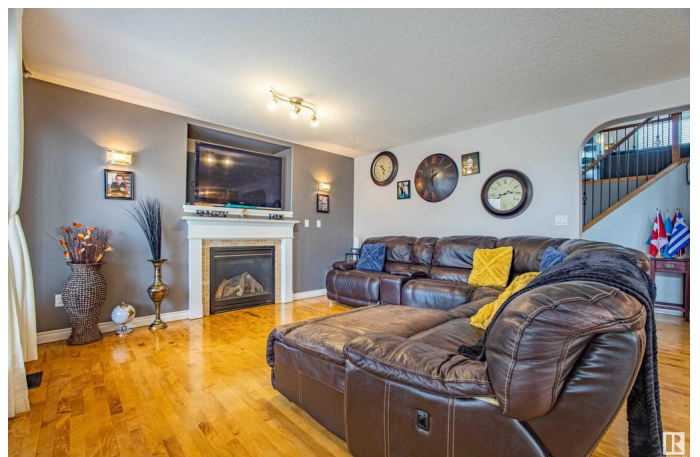
Built in 2008

## **Essential Information**

MLS® # E4448786

Price \$589,900

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,077
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13511 162 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0C1

### Amenities

Amenities	Deck
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 19th, 2025  
Days on Market        5  
Zoning                    Zone 27

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