

Courtesy Of Anson Y Cheung Of 178 Real Estate Inc.

## \$389,000 - 15309 137a Street, Edmonton

MLS® #E4452858

**\$389,000**

2 Bedroom, 2.50 Bathroom, 1,246 sqft  
Single Family on 0.00 Acres

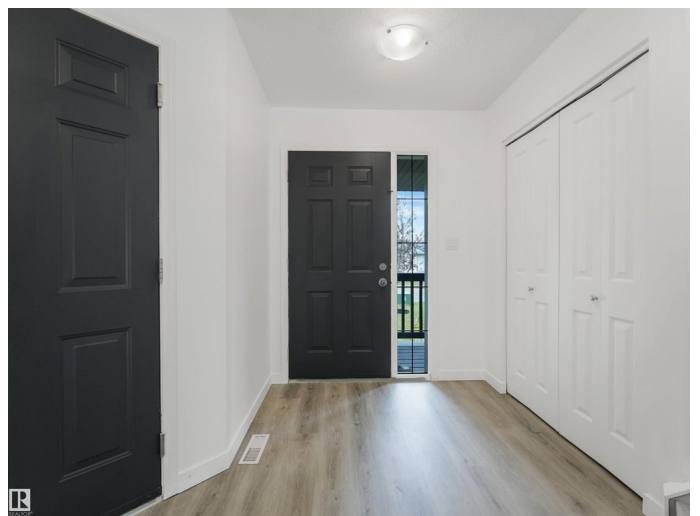
Carlton, Edmonton, AB

Nestled in a quiet cul-de-sac, this beautifully updated home offers the perfect blend of comfort, style, and convenience—just a short stroll to the community lake and moments from all your daily amenities along 137 Avenue. Recently refreshed w/ brand-new flooring & fresh paint throughout, it welcomes you w/ a bright, modern ambiance from the moment you step inside. The upper level features two generous bedrooms, each w/ its own 4-piece ensuite & plush carpet underfoot. On the main floor, a stylish L-shaped kitchen w/ a center island, ample cabinets, & generous counter space flows seamlessly into the inviting living room, where large windows frame views of the private deck & lush backyard—ideal for relaxing or entertaining. The finished basement offers a cozy recreation room, laundry area w/ washer & dryer, and a utility room equipped with a high-efficiency furnace and hot water tank. Complete with an attached garage and abundant storage, this home truly has it all. You're really going to love this one!

Built in 2002

### Essential Information

MLS® #	E4452858
Price	\$389,000
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	15309 137a Street
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1N5

### **Amenities**

Amenities	Deck
Parking	Single Garage Attached
Is Waterfront	Yes

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Park/Reserve, Schools, Shopping Nearby, Stream/Pond

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 13th, 2025

Days on Market 5

Zoning Zone 27

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Listing information last updated on August 18th, 2025 at 4:17pm MDT