

\$479,700 - 13619 165 Avenue Nw, Edmonton

MLS® #E4266422

\$479,700

4 Bedroom, 3.00 Bathroom, 2,115 sqft
Single Family on 0.09 Acres

Carlton, Edmonton, AB

Well thought out family home built by Landmark. Enter into a spacious foyer where everyone can remove footwear without bumping into each other. Same goes for the large mudroom directly off the double attached garage. Easy to clean tile floors in these high traffic areas. Enjoy the main floor living open concept accentuated with hardwood, 9ft ceilings, & cozy fireplace. The kitchen boasts granite counter tops, stainless appliances & corner pantry with dining area that easily fits 8-12 people. **FOUR BEDROOMS UP!!!** The primary features large walk in closet, plus 5 pce ensuite with soaker tub, shower, & granite counter tops. This floor also has huge bonus room. Basement is unspoiled! Added touches such as triple pane windows, A/C, new motor in furnace & sump pump. Dont want to live in a fishbowl? Enjoy privacy sitting on your deck in your fully fenced yard. Front street is bus route and is the first to be plowed in the winter months! Easy access to all amenities, schools & the Anthony Henday.



Built in 2012

Essential Information

MLS® #	E4266422
Price	\$479,700
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,115
Acres	0.09
Year Built	2012
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE
Zone	Zone 27

Community Information

Address	13619 165 Avenue Nw
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0G8

Amenities

Features	Air Conditioner, No Smoking Home, Vacuum System-Roughed-In, Ceiling 9 ft., Deck, Tankless Hot Water, Programmable Thermostat
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Control
Heating	Forced Air-1
Fireplace	Yes
Fireplaces	Electric, Tile Surround
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Vinyl, Stone
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Fruit Trees/Shrubs
Lot Description	380.84
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Additional Information

Date Listed	October 14th, 2021
Zoning	RSL

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton. Copyright 2021 by the REALTORS® Association of Edmonton. All rights reserved.

Listing information last updated on November 28th, 2021 at 1:16pm MST