

## \$525,000 - 13519 165 Avenue, Edmonton

MLS® #E4446212

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully maintained 3 Bedroom - 2 Story home with front-drive double garage in Carlton!! South facing backyard with direct access to a huge green space, which is perfectly safe for children to play or just to enjoy and relaxing stroll. This bright and open floorplan is decorated in warm neutral tones and loaded with natural light throughout. The chef's kitchen includes; granite countertops, corner pantry, large island, breakfast bar and a premium appliance pkg with gas range. Main floor has a half bath and a convenient laundry room!! Upstairs you'll find 3 spacious bedrooms and 2 full baths. The open basement is insulated and ready for development. You'll love the landscaping with it's lovely flowers, trees and vegetable garden in the private fenced yard. Relax on the spacious backyard deck with a stylish gazebo and newer concrete patio area. Woodburning pizza-oven is also included! A/C system is only 2 yrs old. Amazing location close to schools, parks, shopping and the Anthony Henday!!

Built in 2014

### Essential Information

MLS® # E4446212

Price \$525,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13519 165 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0G9

### **Amenities**

Amenities	Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 6th, 2025
Days on Market	1
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 4:18am MDT