

Courtesy Of Steve P Kehoe Of 2% Realty Pro

## \$596,000 - 13416 159 Avenue, Edmonton

MLS® #E4444689

**\$596,000**

6 Bedroom, 2.50 Bathroom, 2,403 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully maintained 2-storey home offering over 3,000 sq ft of total living space, nestled in the desirable community of Carlton. The main floor boasts an open-concept layout with gleaming hardwood and cozy carpeted areas. Enjoy relaxing in the inviting living room with a gas fireplace, or entertain in the large kitchen complete with an island, breakfast bar, and ample cabinetry. The dining room opens onto a deck that overlooks a lush, treed backyard—ideal for summer gatherings. A private main floor office adds versatility for remote work or study. Upstairs, you'll find newer carpets throughout, a bright bonus room, and 4 generous bedrooms. The primary suite features a walk-in closet and a 4-piece ensuite. The finished basement offers a spacious family room, 2 additional bedrooms. Additional highlights include a 22x24 attached garage, a new hot water tank, newer shingles, and fresh paint throughout. Located within walking distance to Carlton park and Elizabeth Finch K-9 school!

Built in 2003

### Essential Information

MLS® # E4444689

Price \$596,000



Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,403
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13416 159 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1S4

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	55
Zoning	Zone 27

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Listing information last updated on August 21st, 2025 at 7:47pm MDT