

## \$575,000 - 13715 165 Avenue, Edmonton

MLS® #E4429639

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,778 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to Carlton! This 2 STOREY offers elegance, and magnificent living spaces. You will be wowed upon entering the foyer, Open Concept Floor Plan, 9 Foot Ceiling's, pot lights, spacious living room with fireplace, hardwood flooring, large dining area with patio door to a deck. The kitchen is outstanding from every angle, showcases tasteful finishes such as custom cabinets to ceiling, granite countertops and tile backsplash, Stainless Steel Applianceâ€™s, and Large Granite Island. The Upstairs you will find a bonus room with vaulted ceilings. Master Bedroom with a luxurious 5 piece ensuite Bathroom with shower, soaker tub, and his and hers sinks, and a walk-in closet. 2 large bedrooms and a Full Bath. The Large South backing yard is perfect for family gatherings. Close to amenities, schools, shopping, Anthony Henday. Showhome model built by Landmark. All Furniture Included.

Built in 2012

### Essential Information

MLS® #	E4429639
Price	\$575,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,778
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13715 165 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0G9

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 8th, 2025  
Days on Market      13  
Zoning                Zone 27

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