

\$399,888 - 13420 166 Avenue, Edmonton

MLS® #E4439415

\$399,888

3 Bedroom, 2.50 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully maintained half duplex in the family-friendly neighborhood of Carlton! This 3-bedroom, 2.5-bath home offers the perfect blend of comfort and style, featuring a modern kitchen with granite countertops, stainless steel appliances, and a pantry for extra storage. The open-concept main floor is ideal for entertaining, while upstairs you'll find the convenience of second-floor laundry and a spacious primary suite complete with a great walk-in closet and ensuite bath. Step outside to your private backyard oasis—fully landscaped and complete with a charming gazebo, perfect for summer BBQs, morning coffee, or relaxing evenings. Enjoy year-round comfort with a Hi-Velocity heating system, tankless hot water heater, and brand new central air conditioning installed last year. A fantastic opportunity for first-time buyers, growing families, or investors!

Built in 2012

Essential Information

MLS® #	E4439415
Price	\$399,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,353
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	13420 166 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0G6

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 30th, 2025
Days on Market 4
Zoning Zone 27

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