

## **\$565,000 - 14031 161 Avenue, Edmonton**

MLS® #E4430294

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,875 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

This really is the perfect place to call home. This 1875 Sq. Ft fully finished home is located in Carleton. Upon entering you will be impressed with the open concept. The main floor features the kitchen with dark cabinets, corner pantry and island with granite counter tops. Completing this level is dining area with access into the south facing backyard, living room with gas fireplace, main floor laundry and 2 piece bathroom. The backyard deck is composite so you never have to worry about maintenance. The upstairs features a large bonus room, primary bedroom with 4 piece ensuite, 2 good sized bedrooms and 4 piece main bathroom. The downstairs is fully finished with a large rec room, a perfect place for the kids, small office and plenty of storage space including 2 storage closets. Park your vehicles in the double heated and insulated garage and there is an extended driveway in the front so no lawn to mow but lots of extra parking. This home is very well maintained and would be a great place to call home.

Built in 2013

### **Essential Information**

MLS® # E4430294

Price \$565,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,875                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14031 161 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0J2          |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | See Remarks                               |
| Parking   | Double Garage Attached, Heated, Insulated |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stone, Stucco      |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 27          |

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Listing information last updated on May 1st, 2025 at 6:17am MDT