

\$1,299,000 - 13904 162 Avenue, Edmonton

MLS® #E4434904

\$1,299,000

4 Bedroom, 3.00 Bathroom, 1,402 sqft
Single Family on 1.00 Acres

Carlton, Edmonton, AB

This property is a UNICORN! And it's prime for re-development. One acre zoned Agricultural, in a fully developed area with 350 ft of frontage, in the Carleton neighbourhood. The adjoining property is already been re-zoned medium density residential. The 1400 sq ft bilevel house is in excellent shape, making this a fantastic holding property with unbelievable multi-family building potential, or for those with a little time, living on an acreage in the city!

Built in 1996

Essential Information

MLS® #	E4434904
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,402
Acres	1.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address 13904 162 Avenue



Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1J4

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Open Beam, R.V. Storage, See Remarks
Parking Spaces	6
Parking	Double Garage Attached, Heated, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Flat Site, Fruit Trees/Shrubs, Level Land, Private Setting, Schools, Subdividable Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 6th, 2025
Days on Market	12
Zoning	Zone 27

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