

## \$427,000 - 13420 166 Avenue, Edmonton

MLS® #E4441370

**\$427,000**

3 Bedroom, 2.50 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

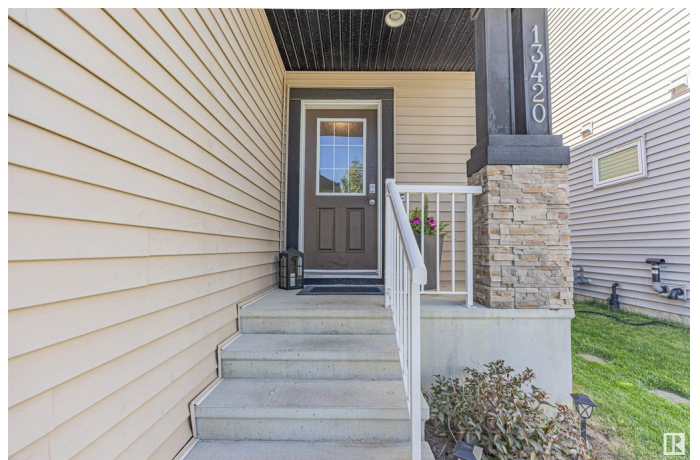
Carlton, Edmonton, AB

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® #     | E4441370  |
| Price      | \$427,000 |
| 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                June 9th, 2025  
Days on Market        7  
Zoning                    Zone 27

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