

## **\$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	7
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 7:32pm MDT