

Courtesy Of Lamia M Alakra Of Century 21 Leading

## **\$819,900 - 13608 160 Avenue, Edmonton**

MLS® #E4457898

**\$819,900**

7 Bedroom, 4.00 Bathroom, 3,074 sqft

Single Family on 0.00 Acres

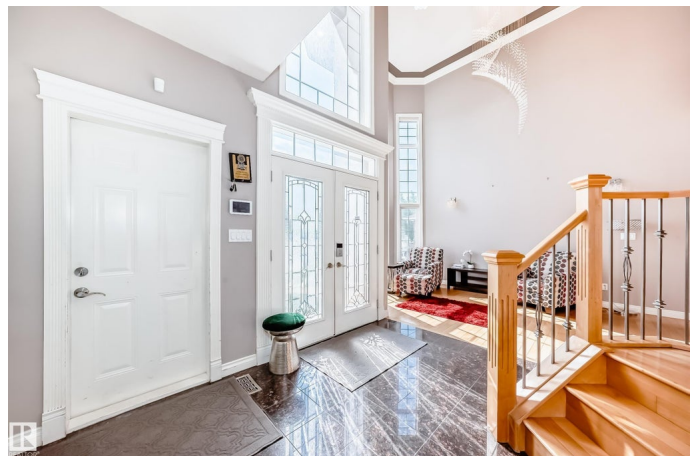
Carlton, Edmonton, AB

Welcome to this stunning fully finished custom built home for a large or multi-generational families! With 7 bedrooms & 4 full baths, this versatile layout offers a main floor suite plus 2 more bedrooms on the lower level. Enjoy formal living & dining rooms, an open great room, loft, private huge den, and a spacious rec room with fireplace, also a flex room. The gourmet kitchen impresses with maple cabinetry, granite counters, stainless appliances, pantry & large island for gatherings. This Lovely home features hardwood & granite floors, central A/C, hot water on demand, wrought iron railings, crown molding, grand front entrance with high ceilings & professional landscaping, over sized garage. Ideally located in the heart of the Carlton community across from a field and steps to schools, this home is full of pride and solid built.

Built in 2009

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4457898  |
| Price          | \$819,900 |
| Bedrooms       | 7         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 3,074     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2009                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13608 160 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0B9          |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Double Garage Attached       |

### Interior

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                            |
| Fireplaces        | Granite Surround, Mantel                                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                    |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Stucco                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 15th, 2025  
Days on Market                49  
Zoning                              Zone 27

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