

Courtesy Of Lamia M Alakra Of Century 21 Leading

## **\$824,900 - 13608 160 Avenue, Edmonton**

---

MLS® #E4457898

**\$824,900**

7 Bedroom, 4.00 Bathroom, 3,051 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	\$824,900
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	3,051



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 1

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 September 16th, 2025 at 5:02am MDT