

## \$628,800 - 14062 161a Avenue, Edmonton

MLS® #E4445055

**\$628,800**

4 Bedroom, 3.50 Bathroom, 2,202 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Bright & open 2 storey w/ fully finished walkout basement nestled in a quiet cul de sac in sought after Carlton neighbourhood. Loaded w/ upgrades. Soaring ceiling at foyer. 9'H ceiling on main. Den/office at front. Cozy living room w/ gas fireplace & gleaming hardwood floor. Modern kitchen w/ wood cabinets, granite countertops, central island, walk in closet and S/S appliances. Sunny dining area w/ patio door to sundeck. Upstairs features large bonus room, 3 spacious bedrooms & 4 pcs bath. Primary bedroom boasts newer triple pane window, walk in closet and 4 pcs ensuite w/ soaker tub. Basement has 9'H ceiling and fully finished w/ 4th bedroom, 4 pcs bath and huge family room w/ patio door to covered patio and fully fenced backyard. Other outstanding features including round corners, crown molding, high quality baseboard, central vacuum system, Hi efficiency furnace, widen & extended driveway and cement walkway. Close to schools, park ,bus & easy access to Anthony Henday freeway. Quick possession.

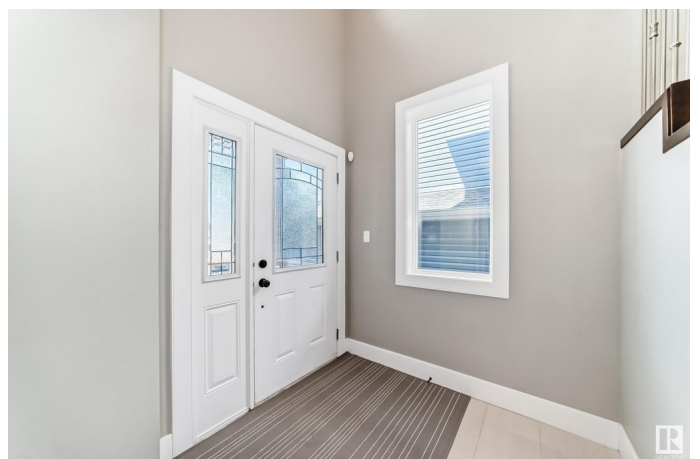
Built in 2013

### Essential Information

MLS® # E4445055

Price \$628,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,202                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14062 161a Avenue |
| Area        | Edmonton          |
| Subdivision | Carlton           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6V 0J3           |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Patio, Walkout Basement |
| Parking Spaces | 3                                            |
| Parking        | Double Garage Attached, Insulated            |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Marble Surround                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                   |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Elizabeth Finch School |
|------------|------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 27         |

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Listing information last updated on August 19th, 2025 at 4:02pm MDT