

## \$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	51
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 August 20th, 2025 at 1:47pm MDT