

## \$409,888 - N/A, Edmonton

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MLS® #E4460036

**\$409,888**

3 Bedroom, 2.50 Bathroom, 1,314 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Wonderful opportunity in desirable Carlton community. This 2-storey former show-home features a desirable floor plan; large main floor living room with a gas fireplace, a spacious kitchen with corner pantry, dining nook with sliding patio doors offers plenty of natural lighting and opens to covered rear deck. A 1/2 bath and front closet complete the main floor. Upper level includes 3 bedrooms and 2 bathrooms. The large primary bedroom comes with a 4-piece ensuite and wonderful east facing balcony. Unspoiled basement includes a rough-in for a 4th bathroom. Ideally located close to all amenities; schools, shopping and transit with quick access to Anthony Henday Drive.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460036  |
| Price          | \$409,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,314     |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Carlton  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6V 1S6  |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Front Porch        |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | ensuite bathroom                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                          |
| Fireplace         | Yes                                                |
| Fireplaces        | Tile Surround                                      |
| Stories           | 2                                                  |
| Has Basement      | Yes                                                |
| Basement          | Full, Unfinished                                   |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                       |
| Exterior Features | Back Lane, Flat Site, Low Maintenance, Public Swimming Pool, Pool Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Brick, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 28th, 2025 |
|-------------|----------------------|



|                |         |
|----------------|---------|
| Days on Market | 15      |
| Zoning         | Zone 27 |

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