

# \$1,299,000 - 13904 162 Avenue, Edmonton

MLS® #E4434904

**\$1,299,000**

4 Bedroom, 3.00 Bathroom, 1,402 sqft  
Single Family on 1.00 Acres

Carlton, Edmonton, AB

This property is a UNICORN! And it's prime for re-development. One acre zoned Agricultural, in a fully developed area with 350 ft of frontage, in the Carleton neighbourhood. The adjoining property is already been re-zoned medium density residential. The 1400 sq ft bilevel house is in excellent shape, making this a fantastic holding property with unbelievable multi-family building potential, or for those with a little time, living on an acreage in the city!

Built in 1996

## Essential Information

MLS® #	E4434904
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,402
Acres	1.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

## Community Information

Address 13904 162 Avenue



Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1J4

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Open Beam, R.V. Storage, See Remarks
Parking Spaces	6
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Flat Site, Fruit Trees/Shrubs, Level Land, Private Setting, Schools, Subdividable Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 6th, 2025
Days on Market	9
Zoning	Zone 27

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