

## \$564,900 - 16311 135 Street, Edmonton

MLS® #E4449424

**\$564,900**

4 Bedroom, 3.50 Bathroom, 1,816 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

A RARE FIND IN CARLTON! Tucked in a quiet cul-de-sac on a large pie lot, this AIR-CONDITIONED 2-STOREY GEM offers 4 beds, 3.5 baths & over 1800+ SQ FT of living space—perfect for families. The open main floor features MODERN TONES, HARDWOOD FLOORS, a cozy GAS FIREPLACE, and a kitchen with GRANITE COUNTERS, SS APPLIANCES, TILE BACKSPLASH, CORNER PANTRY, and ISLAND—ideal for entertaining. Upstairs has a BONUS ROOM, 3 bedrooms, a 4-pc bath, and a PRIMARY SUITE with WALK-IN CLOSET & 5-PC ENSUITE. The FINISHED BASEMENT adds a rec room, 4th bed, and 3-pc bath. Enjoy the FENCED PIE LOT, PRIVATE DECK, SOLAR PANELS, HOT WATER ON DEMAND, and DBL ATTACHED GARAGE. Close to schools, parks, trails, shopping & the HENDAY!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449424  |
| Price      | \$564,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,816                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16311 135 Street |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0J9          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner, Deck, See Remarks |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                              |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                       |

### Additional Information

Date Listed July 24th, 2025

Days on Market 16

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 9th, 2025 at 3:03pm MDT