

## \$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

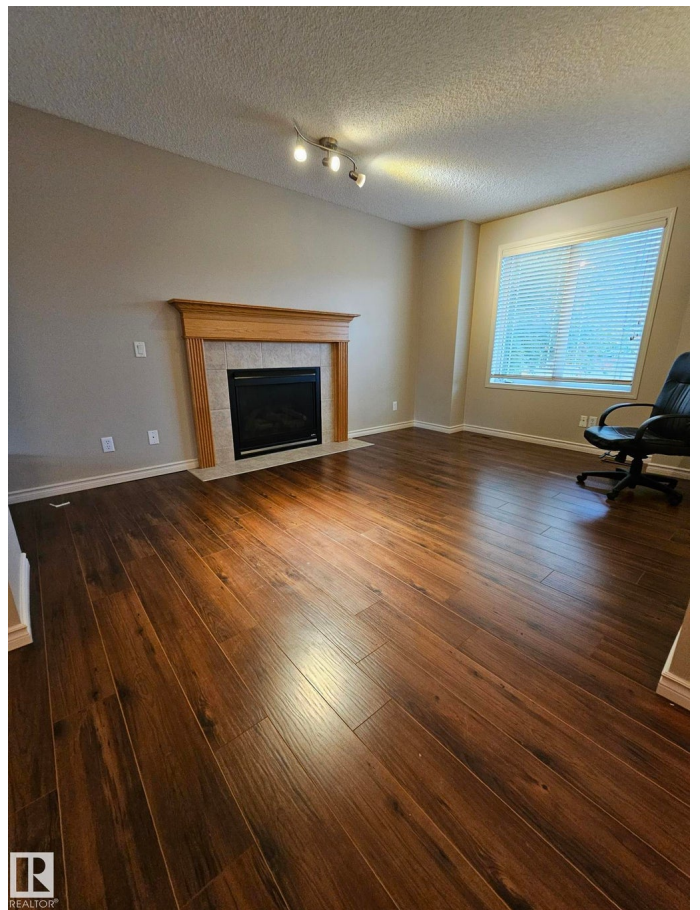
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### 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
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Days on Market	2
Zoning	Zone 27

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Listing information last updated on September 30th, 2025 at 8:02pm MDT