

## \$685,000 - 16259 137 Street, Edmonton

MLS® #E4446908

**\$685,000**

6 Bedroom, 3.50 Bathroom, 2,448 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully finished 2-storey home offering over 3,400sq ft of living space designed with family in mind. Boasting 5/6 bedroom and 3.5 bathrooms there's plenty of room for everyone. From the welcoming double-door entry to the warm hardwood & tile floors this home blends comfort and style. The main floor features 9' ceilings, a cozy living room with a gas fireplace, custom built-ins & a dream kitchen with granite counters, upgraded appliances, walk-through pantry, and family-friendly dining nook. A private office/den, mudroom, powder room and laundry add to the practicality to finish off the main floor. Upstairs, enjoy movie nights in the vaulted bonus room, along with 4 generous bedrooms including a relaxing primary suite with walk-in closet & 5-pc ensuite. The finished basement offers great space for guests with a separate entrance, large family room, wet bar, 5th bedroom and full bath. Central A/C, a big backyard with a deck, brand new gazebo and new shed complete this ideal family home.

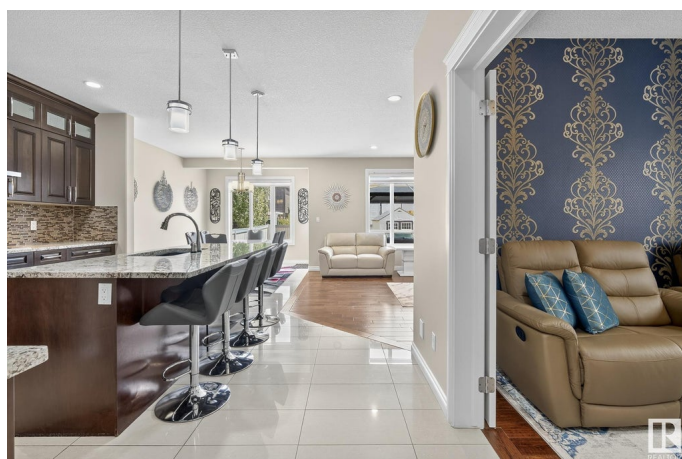
Built in 2013

### Essential Information

MLS® # E4446908

Price \$685,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,448                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16259 137 Street |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0J7          |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Gazebo, No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                        |
| Parking        | Double Garage Attached                                                                                   |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl                      |
| Foundation        | Concrete Perimeter               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 31              |
| Zoning         | Zone 27         |

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Listing information last updated on August 10th, 2025 at 6:17am MDT