

## \$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
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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	3
Zoning	Zone 27

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Listing information last updated on July 13th, 2025 at 2:32am MDT