

## \$569,900 - 16311 135 Street, Edmonton

MLS® #E4445133

**\$569,900**

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® #	E4445133
Price	\$569,900
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 June 30th, 2025

Days on Market 17

Zoning Zone 27

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