

## \$269,900 - 41 13838 166 Avenue, Edmonton

MLS® #E4449580

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

EASY LIVING! Next door to everything, this 1075+ sq. ft. 3 Bed, 1 1/2 Bath Townhouse in CARLTON is perfect for first home buyers, young professionals, and empty nesters. This popular floor plan features stainless steel appliances, espresso kitchen cabinets, hardwood & tile flooring, a large foyer with a built-in desk & a single attached garage. Fully landscaped with a privacy fence, this already impressive home backs onto a WEST-FACING common green space. Close to all amenities, including schools and retail shopping. Easy access to Anthony Henday Drive, Skyview Centre, and St Albert. DON'T MISS THIS ONE!

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4449580          |
| Price          | \$269,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,076             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 41 13838 166 Avenue |
| Area        | Edmonton            |
| Subdivision | Carlton             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 0K3             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | On Street Parking      |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                             |
| Stories      | 2                                                                                                                                     |
| Has Basement | Yes                                                                                                                                   |
| Basement     | Full, Unfinished                                                                                                                      |

### Exterior

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

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Elizabeth Finch |
| Middle     | Elizabeth Finch |
| High       | Ross Sheppard   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |

|           |         |
|-----------|---------|
| Zoning    | Zone 27 |
| Condo Fee | \$321   |

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 3rd, 2025 at 4:17am MDT