

# \$399,999 - 13410 166 Avenue, Edmonton

MLS® #E4460622

**\$399,999**

2 Bedroom, 2.50 Bathroom, 1,519 sqft  
Single Family on 0.00 Acres

Carlton, Edmonton, AB

13410 166 Ave, Edmonton – Immaculate, move-in ready. Sunlit, open-concept main floor with hardwood and large windows. The showpiece kitchen features a large island with seating, granite counters, full-height cabinetry, tile backsplash and stainless steel appliances, plus a walk-through pantry from the mudroom straight into the kitchen. The dining area opens to the deck and fenced yard – ideal for BBQs. Upstairs offers a rare layout: two primary bedrooms, each with its own ensuite and walk-in, plus upper-floor laundry. Stay comfortable year-round with air conditioning. Attached garage, smart storage, and a quiet NW location close to parks, schools, shopping and commuter routes. Stylish, functional and exceptionally well cared for – this is a home you™ll be proud to own.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460622  |
| Price          | \$399,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,519     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2012          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13410 166 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0G6          |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System |
| Parking   | Single Garage Attached                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                                                                                                 |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Vinyl, Hardie Board Siding                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                               |

### Additional Information

Date Listed            October 3rd, 2025

Days on Market      13

Zoning                Zone 27

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Listing information last updated on October 15th, 2025 at 9:47pm MDT