

## **\$325,000 - #11 13810 166 Avenue, Edmonton**

MLS® #E4460381

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,312 sqft  
Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Welcome to your new home in vibrant Carlton! This stylish 3 bed, 2.5 bath townhome is perfect for first-time buyers—offering low condo fees in a well-managed, family-friendly complex & A/C. Step into an open-concept main floor with a gorgeous kitchen featuring granite counters, rich dark cabinets, a peninsula eat-up island, and designer lighting. The dining area opens to a sunny balcony—perfect for morning coffee or evening BBQs. The bright, spacious living room and convenient 2-pce bath complete the main level. Upstairs, the primary suite boasts a walk-in closet and private ensuite, plus two more generous bedrooms. The lower level offers direct access to an oversized garage, a laundry room, and tons of storage. Close to top-rated schools, parks, and all major shopping—this is the one you’ve been waiting for. Move in and love where you live!

Built in 2013

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4460381  |
| Price      | \$325,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,312             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | #11 13810 166 Avenue |
| Area        | Edmonton             |
| Subdivision | Carlton              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0K4              |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Front Porch, Parking-Visitor, See Remarks |
| Parking Spaces | 2                                                                                 |
| Parking        | Double Garage Attached, Over Sized                                                |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| 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           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Partial, Finished                                                                                                                     |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                         |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Brick, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 27           |
| Condo Fee      | \$280             |

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 October 16th, 2025 at 8:33am MDT