

## \$498,900 - N/A, Edmonton

MLS® #E4462937

**\$498,900**

5 Bedroom, 3.00 Bathroom, 1,213 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this versatile bi-level home with a legal basement suite in the family-friendly community of Carlton! The main floor features 3 bedrooms and 2 full baths, while the lower level offers 2 bedrooms and 1 full bath, making it ideal for a young family or an investor. Recent updates include new shingles (2022), high-efficiency furnace (2024), and fresh paint on the main floor (2025). The home offers bright, open living areas, a functional kitchen with plenty of cabinetry, and a comfortable primary suite with its own ensuite bath. The basement has been thoughtfully designed for additional living space or rental income potential. Enjoy the large pie-shaped yard, perfect for kids, pets, or summer gatherings. Located close to schools, parks, shopping, and major routes, this home is both practical and full of opportunity – move-in ready and waiting for its next chapter!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462937  |
| Price          | \$498,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,213     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Carlton  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6V 1X8  |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                               |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                               |

### Additional Information

Date Listed            October 21st, 2025

Days on Market      1

Zoning                Zone 27

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 22nd, 2025 at 11:02am MDT