

\$1,450,000 - 13904 162 Avenue, Edmonton

MLS® #E4463728

\$1,450,000

4 Bedroom, 3.00 Bathroom, 1,402 sqft
Single Family on 0.00 Acres

Carlton, Edmonton, AB

Rare 1-Acre Corner Development Site with Beautiful Bi-Level House in Carleton! This is a prime opportunity on a massive lot with 360 ft of frontage on 139 Street, zoned Agricultural in a fully developed area. The excellent-condition, 1,400 sq ft bi-level home 1996 built provides immediate use or holding income. Perfect for developers or buyers seeking an urban acreage with incredible future upside.

Built in 1996

Essential Information

MLS® #	E4463728
Price	\$1,450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,402
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address 13904 162 Avenue



Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1J4

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Open Beam, Vaulted Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 28th, 2025
Days on Market	2
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 30th, 2025 at 4:02pm MDT