

## \$385,000 - 16506 135 Street, Edmonton

MLS® #E4456682

**\$385,000**

2 Bedroom, 2.50 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Turn-key and affordable FORMER SHOWHOME BACKING A WALKING TRAIL! This 1,337 sq.ft. dual primary suite half duplex is perfect for a first-time buyer looking for value and has upgraded features like the actual hardwood flooring, central air conditioning, and tankless hot water. The main floor is great for entertaining as you have the living room, dining area, and kitchen in the same functional space; it also has access to the attached single garage and half bath. Upstairs, both bedrooms have full ensuites and walk-in closets, and the stacked laundry is in a larger closet. The basement is unfinished, but there's a rough in for a third full bathroom and room for another bedroom and/or rec room. The west-backing yard is huge with a large deck, gazebo, and of course backing the trail system so you can enjoy daily walks around the ponds in the community. Nestled in a family community, this home is close to all amenities, shopping, schools, restaurants and more. Come see the value!

Built in 2012

### Essential Information

MLS® # E4456682

Price \$385,000

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,337         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16506 135 Street |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0G7          |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 2                                                                                                                                  |
| Parking        | Single Garage Attached                                                                                                             |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Heat Pump, Natural Gas                                                                 |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 27             |

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Listing information last updated on September 18th, 2025 at 3:02am MDT