

Courtesy Of Nancy George Of Venus Realty

# \$449,900 - N/A, Edmonton

MLS® #E4461861

## \$449,900

3 Bedroom, 1.50 Bathroom, 1,423 sqft  
Single Family on 0.00 Acres

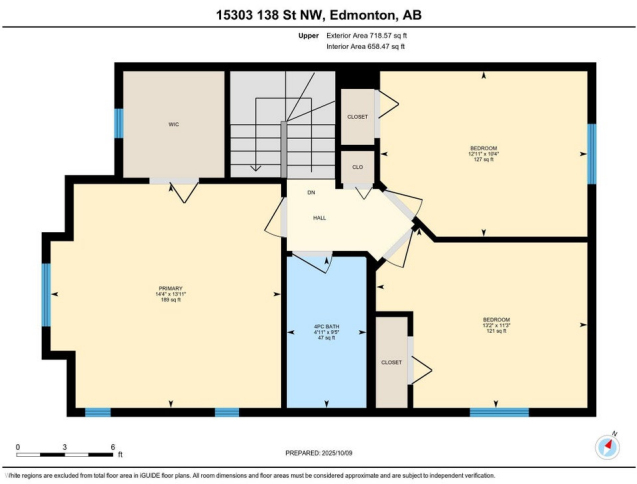
Carlton, Edmonton, AB

Your Perfect Family Home Awaits! Nestled on a peaceful cul-de-sac in a great neighborhood, this move-in ready gem blends comfort and convenience. Just minutes from shopping centers, schools, and the highway, itâ€™s freshly painted and professionally cleaned for a fresh start. The spacious kitchen is a dream for any home chefâ€™perfect for cooking, entertaining, and family gatherings. Enjoy a finished basement with a huge rec room ideal for movies, hockey or soccer games, and lasting memories. Stay cool with air conditioning, relax on the large deck made for BBQs, and appreciate the brand-new double car garage (with city permits). A gas fireplace adds warmth and coziness to this beautiful home. Roof was replaced in 2022 and the house just got fresh paint.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461861  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,423     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Carlton  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6V 1N6  |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached                              |

### Interior

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace    | Yes                                                                                                                                   |
| Fireplaces   | See Remarks                                                                                                                           |
| Stories      | 3                                                                                                                                     |
| Has Basement | Yes                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks, Vinyl Shingles                                                            |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 11th, 2025 |
|-------------|--------------------|

Days on Market 40

Zoning Zone 27

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Listing information last updated on November 20th, 2025 at 6:17pm MST