

## \$540,000 - 16532 140 Street, Edmonton

MLS® #E4450105

**\$540,000**

3 Bedroom, 2.50 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2-storey home with a front-drive double garage in the family-friendly community of Carlton. Enjoy a sunny, south-facing backyard with direct access to a huge green space – perfect for kids, pets, or peaceful evening strolls. Inside, you’ll find a bright open floor plan with warm neutral tones and plenty of natural light throughout. The kitchen is a chef’s dream, featuring granite countertops, a large island with breakfast bar, corner pantry, and premium appliance package. The main floor includes a convenient laundry room and 2-piece bath. Upstairs, there are 3 spacious bedrooms and 2 full bathrooms, including a lovely primary suite. The open basement is insulated and ready for your development ideas. Outside, the fully fenced West facing yard is beautifully landscaped with a great shed and covered deck.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450105  |
| Price      | \$540,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,494                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16532 140 Street |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0K7          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Hot Water Natural Gas, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

Date Listed July 28th, 2025

Days on Market 5

Zoning Zone 27

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT