

## \$1,200,000 - 13527 158 Avenue, Edmonton

MLS® #E4457041

**\$1,200,000**

5 Bedroom, 4.00 Bathroom, 2,934 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Gorgeous Lakefront Two-Storey with Walkout Basement. Situated on the tranquil shores of Carlton Lake, this stunning home offers over 4,425 sq. ft. of living space on a beautifully manicured 0.24-acre lot. Stone pathways, lush landscaping, and a lakeside firepit create the perfect outdoor retreat, while a private hot tub at the back lets you relax to the evening sounds of nature. Inside, the home features 5 spacious bedrooms, 4 full baths, 3 fireplaces, 3 family rooms, bar, all designed with large, sun-filled windows that showcase both breathtaking lake views and abundant natural light. Numerous updates throughout include new flooring, fresh paint, upgraded bathroom fixtures, furnace, hot water tanks, central A/C, and more—making this property move-in ready. A triple attached garage provides ample space for vehicles and storage, while the walkout basement expands your living and entertaining options. Located close to all the amenities of the Carlton community—shopping, arenas, playgrounds, and schools -

Built in 2003

### Essential Information

MLS® # E4457041

Price \$1,200,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,934                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13527 158 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1S3          |

### Amenities

|               |                                                                                 |
|---------------|---------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Bar, Barbecue-Built-In, Ceiling 9 ft., Deck, Fire Pit, Hot Tub |
| Parking       | Heated, Triple Garage Attached                                                  |
| Is Waterfront | Yes                                                                             |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                            |
| Exterior Features | Landscaped, No Back Lane, Schools, Shopping Nearby, Waterfront Property |

|              |                    |
|--------------|--------------------|
| Roof         | Clay Tile          |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 51                   |
| 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 31st, 2025 at 11:02am MDT