

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

MLS® #E4450105

**\$540,000**

3 Bedroom, 2.50 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

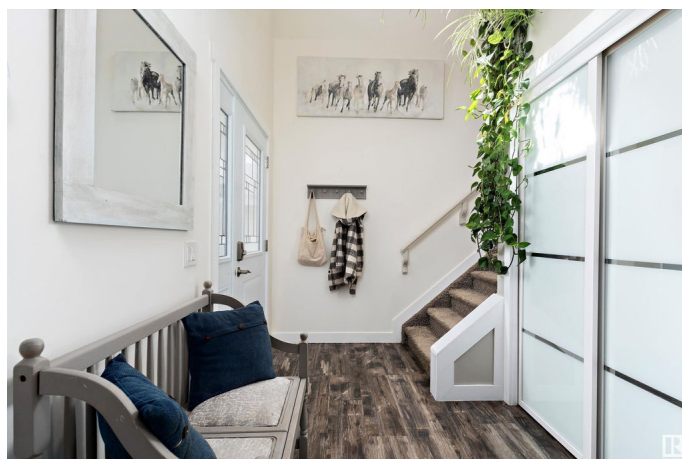
Carlton, Edmonton, AB

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 3

Zoning Zone 27

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Listing information last updated on July 31st, 2025 at 3:02pm MDT