

# **\$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

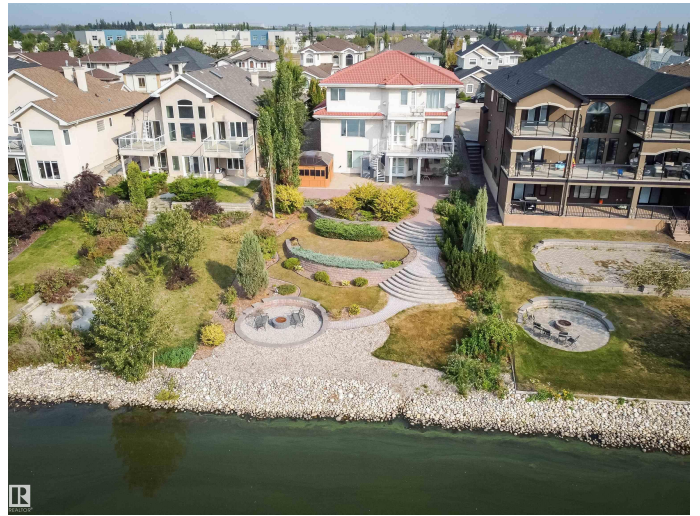
Gorgeous Lakefront Two-Storey with Walkout Basement. Situated on the tranquil shores of Carlton Lake, this stunning home offers over 4,425 sq. ft. of living space on a beautifully manicured 0.24-acre lot. Stone pathways, lush landscaping, and a lakeside firepit create the perfect outdoor retreat, while 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 moreâ€”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 communityâ€”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	2
Zoning	Zone 27

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Listing information last updated on September 12th, 2025 at 4:02am MDT