

\$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	30
Zoning	Zone 27

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