

## \$389,000 - 15309 137a Street, Edmonton

MLS® #E4452858

**\$389,000**

2 Bedroom, 2.50 Bathroom, 1,246 sqft

Single Family on 0.00 Acres

Carlton, Edmonton, AB

Nestled in a quiet cul-de-sac, this beautifully updated home offers the perfect blend of comfort, style, and convenience—just a short stroll to the community lake and moments from all your daily amenities along 137 Avenue. Recently refreshed w/ brand-new flooring & fresh paint throughout, it welcomes you w/ a bright, modern ambiance from the moment you step inside. The upper level features two generous bedrooms, each w/ its own 4-piece ensuite & plush carpet underfoot. On the main floor, a stylish L-shaped kitchen w/ a center island, ample cabinets, & generous counter space flows seamlessly into the inviting living room, where large windows frame views of the private deck & lush backyard—ideal for relaxing or entertaining. The finished basement offers a cozy recreation room, laundry area w/ washer & dryer, and a utility room equipped with a high-efficiency furnace and hot water tank. Complete with an attached garage and abundant storage, this home truly has it all. You're really going to love this one!

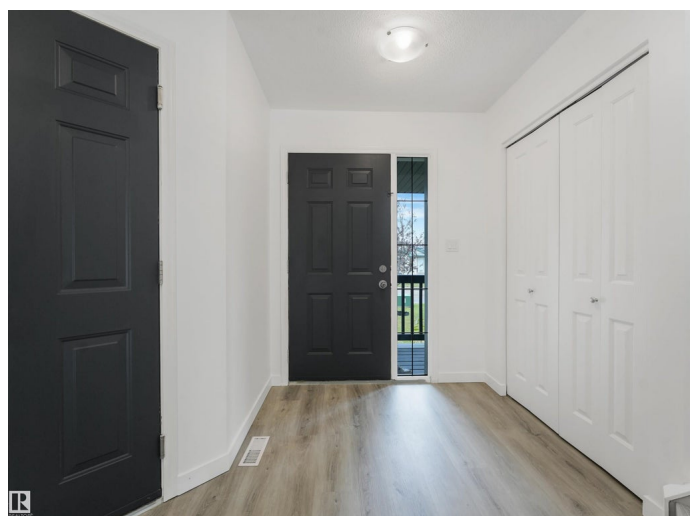
Built in 2002

### Essential Information

MLS® # E4452858

Price \$389,000

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,246         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15309 137a Street |
| Area        | Edmonton          |
| Subdivision | Carlton           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6V 1N5           |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Deck                   |
| Parking       | Single Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 3                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                    |
| Exterior Features | Backs Onto Lake, Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Park/Reserve, Schools, Shopping Nearby, Stream/Pond |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 27           |

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Listing information last updated on August 17th, 2025 at 5:32am MDT