

# **\$1,150,000 - 13436 140 Avenue, Edmonton**

MLS® #E4426165

**\$1,150,000**

6 Bedroom, 4.00 Bathroom, 3,202 sqft

Single Family on 0.00 Acres

Hudson, Edmonton, AB

**STUNNING WALKOUT** in desirable Hudson!

This executive 2 storey luxury home with **SEPARATE ENTRANCE** is absolutely gorgeous! Featuring 7 bedrooms, 4 bathrooms & all the high end finishings you would expect in a home of this caliber, including 3 fireplaces (2 are Italian marble), soaring 18ft. ceilings, crown molding, wainscoting, Italian crystal chandeliers, marble & hardwood floors & an abundance of designer accents. The main level has a grand entrance, elegant living room, soaring cathedral ceilings, massive windows, formal dining room, chef's kitchen & breakfast nook opening to the wrap around deck & completed with a family room, bath & bedroom/office. The magnificent staircase leads upstairs to a luxury primary suite which is second to none with private balcony & spa like ensuite. There are 3 more bedrooms & bathroom. The basement is beautifully finished with it's own furnace & HWT, 2nd kitchen, living room, laundry & 2 bedrooms. Backing onto GREENSPACE - the view is amazing! **IMPRESSIVE!**

Built in 2005

## **Essential Information**

MLS® # E4426165

Price \$1,150,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,202
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13436 140 Avenue
Area	Edmonton
Subdivision	Hudson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1W4

### Amenities

Amenities	Deck, Detectors Smoke, Walkout Basement, See Remarks
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Marble Surround, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Picnic

Area, Playground Nearby, Public Transportation, Schools, Shopping  
Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 17th, 2025  
Days on Market 44  
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 April 30th, 2025 at 1:47pm MDT