

## \$228,000 - 60 13825 155 Avenue, Edmonton

MLS® #E4424824

**\$228,000**

2 Bedroom, 2.50 Bathroom, 1,400 sqft

Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

**TERRIFIC TUSCAN VILLAGE!** This modern 2 bed and 2.5 bath 2 Storey townhouse in quiet Carlton community offers over 1,400 sq.ft. of living space. Main features are: spacious and bright living room with corner gas fireplace, efficient kitchen with breakfast bar and stainless-steel appliances, generous dining area which leads to the concrete patio, 2pc bath and laundry room. Upstairs has 2 ample sized bedrooms, each with an ensuite. Basement offers nicely finished flex room with entry to your 2 parking stalls in the underground heated parkade. Lots of visitor parking. Heat and water are included in the condo fees except power. Conveniently located with: walking distance to bus stop, Carlton Lake and E. Finch school. Plenty of shops and amenities nearby. Quick access to Henday Drive. **WELCOME HOME!**

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424824  |
| Price          | \$228,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,400     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2006              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 60 13825 155 Avenue |
| Area        | Edmonton            |
| Subdivision | Carlton             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 0B8             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Parking-Visitor, Patio, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Heated, Underground                                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Clay Tile   |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2025 |
| Days on Market | 75              |
| Zoning         | Zone 27         |
| Condo Fee      | \$760           |

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 May 22nd, 2025 at 10:17pm MDT