

## \$239,900 - 8 13825 155 Avenue, Edmonton

MLS® #E4431203

**\$239,900**

2 Bedroom, 2.50 Bathroom, 1,313 sqft

Condo / Townhouse on 0.00 Acres

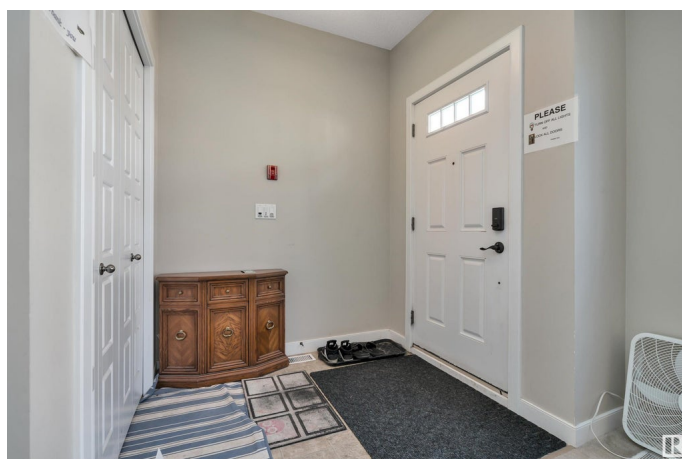
Carlton, Edmonton, AB

Beautiful 'Tuscan Village' 1,313 sq.ft. two storey style end unit townhouse in the Northwest community of Carlton. Built in 2010, the main floor features a large and bright living room with corner gas fireplace. Lovely kitchen has island with extended breakfast bar, ample cabinets and counter space. Dining room has access to the East facing concrete patio. A powder room and ensuite laundry completes the main level. The upper level offers two large bedrooms with its own full ensuite and walk-in closet. Partly finished basement with a spacious recreation room, and direct access to the underground parking with two assigned parking stalls conveniently located outside the unit. Great location, close to all amenities, schools, shopping, public transit, and quick access to Anthony Henday.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431203  |
| Price          | \$239,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,313     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2010              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8 13825 155 Avenue |
| Area        | Edmonton           |
| Subdivision | Carlton            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6V 0B8            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Visitor, Patio, Secured Parking |
| Parking   | Underground                             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Metal  |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 27          |
| Condo Fee      | \$749            |

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Listing information last updated on April 30th, 2025 at 3:02pm MDT