

# \$225,000 - 100 13825 155 Avenue, Edmonton

MLS® #E4443850

**\$225,000**

2 Bedroom, 2.50 Bathroom, 1,311 sqft  
Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Here’s your chance to finally get ahead, with some sweat equity this classic townhouse will be your new castle. Located a short walk from Carlton Lake, this unit has been steadily rented for the last eight years. The main floor has a foyer, living room, and a large kitchen with dining area. A two piece bathroom and separate laundry room complete the main floor. Up the stairs you’ll find not one but two primary bedrooms, each with ensuite bathroom and walk in closet. In the basement is a flex room. Step out the door to immediately access your two parking stalls in the secure underground parking area. While the front walkway inspires with the Tuscan inspired architecture of each townhouse, the back patio doors open to a concrete deck and peaceful grassy area. In one direction is a paved walking path to nearby shopping & in another is the beautiful lake.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443850  |
| Price      | \$225,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,311             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 100 13825 155 Avenue |
| Area        | Edmonton             |
| Subdivision | Carlton              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B8              |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Natural Gas |
| Parking Spaces | 2                                                                 |
| Parking        | Double Indoor, Heated, Underground                                |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| Heating           | Heat Pump, Natural Gas |
| Stories           | 3                      |
| Has Basement      | Yes                    |
| Basement          | Partial, Finished      |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 27         |
| Condo Fee      | \$749           |



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 August 2nd, 2025 at 6:32am MDT