

## \$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	3
Zoning	Zone 27
Condo Fee	\$749

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