

## \$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	53
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 1st, 2025 at 7:17am MDT