

Courtesy Of Kyle A Rossiter Of MaxWell Polaris

## \$219,000 - 69 13825 155 Avenue, Edmonton

MLS® #E4458046

**\$219,000**

2 Bedroom, 2.50 Bathroom, 1,407 sqft

Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Welcome home to this gorgeous, end unit, townhome in Tuscan Village in beautiful Carlton. This home offers almsot 1600 sq ft of living space across three levels. When you walk in your are greeted by an invting living room featuring a gas fireplace. Move to the back of the main floor and have an island kitchen and dining area. Upstairs you dual primary suites, each with their own walk in closets and ensuites. The basement is also fully finished with another 180 square feet, perfect for a media room, home gym or office. one very cool feature if that this unit comes with two Underground parking stalls located right outside your basement door! Off the back enjoy your own little private patio too. Some fresh paint and new carpeting. Lots of visitor parking too. Located close to shopping and amenities. A must see.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458046  |
| Price          | \$219,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,407     |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 69 13825 155 Avenue |
| Area        | Edmonton            |
| Subdivision | Carlton             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 0B8             |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | On Street Parking, No Smoking Home, Parking-Visitor, Patio |
| Parking Spaces | 2                                                          |
| Parking        | Heated, Underground                                        |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Corner, Mantel, Tile Surround                                                                       |
| Stories           | 3                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Finished                                                                                      |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks                                                 |
| Construction      | Wood, Stucco                                                |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 22                   |
| 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 October 8th, 2025 at 8:47am MDT