

## \$234,900 - 91 13825 155 Ave, Edmonton

MLS® #E4448818

**\$234,900**

2 Bedroom, 2.50 Bathroom, 1,325 sqft

Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Welcome to this well kept, updated 2-storey townhouse condo in Tuscan Village, located in the quiet community of Carlton. This home features 2 bedrooms, 2.5 bathrooms, and 2 assigned underground parking stalls. The main floor has 9'™ ceilings and a bright, open layout. The living room includes a gas fireplace. The kitchen has been stylishly updated and offers an island with an extended eating bar, ample cabinets, granite counters and a tile backsplash. The dining area leads to a spacious balcony which overlooks a huge green space and has a gas line for your bbq. A 2-piece bathroom completes the main level. Upstairs, you'll find two large primary bedrooms, each with a walk-in closet and private ensuite, plus convenient upper-floor laundry. The finished basement includes a storage room and access to the heated underground parking stalls. Located with easy access to Anthony Henday Drive, this home is also close to schools, public transit, and shopping. A great opportunity in a well-managed complex!

Built in 2007

### Essential Information

MLS® # E4448818

Price \$234,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,325             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 91 13825 155 Ave |
| Area        | Edmonton         |
| Subdivision | Carlton          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0B8          |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 2                                                                    |
| Parking        | Heated, Underground                                                  |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                |
| Exterior Features | Backs Onto Park/Trees, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Clay Tile          |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 27         |
| Condo Fee      | \$648           |

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