

## \$204,900 - 84 13825 155 Avenue, Edmonton

MLS® #E4435750

**\$204,900**

2 Bedroom, 1.50 Bathroom, 1,028 sqft

Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Affordable Living at Its Finest – First floor corner unit with 2 Bedroom Bungalow Townhouse in Tuscan Village! Condo fees include heat and water. This spacious and well-maintained 2-bedroom, 1.5-bath bungalow townhouse offers comfortable living with a bright kitchen, 2 great size bedrooms, main floor laundry, and a cozy fireplace in the living room. Enjoy the convenience of 2 underground parking stalls, and a great size family room in the basement and plenty of storage space. Private facing patio Located in the desirable Tuscan Village, this home combines affordability with practicality in a fantastic location close to amenities. Located in a great area, this home is ideal for first-time buyers, downsizers, or anyone looking for low-maintenance living without sacrificing space or convenience.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435750  |
| Price          | \$204,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,028     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2008              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 84 13825 155 Avenue |
| Area        | Edmonton            |
| Subdivision | Carlton             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 0B8             |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Parkade                                      |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Heat Pump, Natural Gas   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Partial, Finished  |

### Exterior

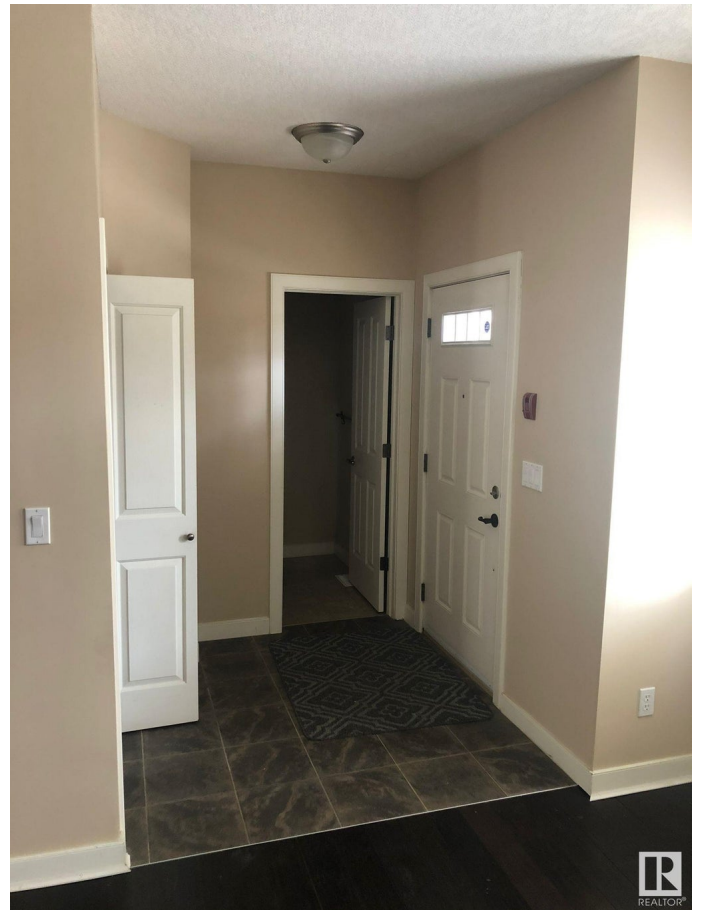
|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 27        |

Condo Fee

\$636



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Listing information last updated on May 14th, 2025 at 8:02pm MDT