

## \$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

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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	56
Zoning	Zone 27
Condo Fee	\$648

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