

\$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	15
Zoning	Zone 27
Condo Fee	\$648

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 August 4th, 2025 at 12:32pm MDT