

Courtesy Of Christy M Cantera and Sheri Lukawesky Of Real Broker

\$235,000 - 40 13825 155 Avenue, Edmonton

MLS® #E4431263

\$235,000

2 Bedroom, 2.50 Bathroom, 1,453 sqft
Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Elevate your living experience with Upper-Edmonton's rendition of European style condo-townhomes. Welcome to TUSCAN VILLAGE & set your sites on this enchanting home that has everything you need to LIVE COMFORTABLEY. Charming appeal is elevated by terra cotta stone/stucco exterior & clay tile roof. Home offers 2 spacious owner's suites, each w/WIC & private ensuite! PLUS upper-level laundry room w/newer stacked washer/dryer. Two underground heated parking stalls w/door direct to unit! PRICELESS! A few steps up, you are greeted with inviting living room complete w/gas F/P & large windows for array of natural light. Great entertaining kitchen showcases large center island, espresso cabinetry, sleek appliances, pantry & dinette w/access to your own private balcony. Exceptional soundproofing throughout, reasonable condo fees that includes heat & water, visitor parking & lots of storage. Located in highly sought after neighbourhood close to schools, shops & highways for all your commuting requirements. MUST SEE!!



Built in 2008

Essential Information

| | |
|--------|-----------|
| MLS® # | E4431263 |
| Price | \$235,000 |

| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,453 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 40 13825 155 Avenue |
| Area | Edmonton |
| Subdivision | Carlton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6V 0B8 |

Amenities

| | |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Parking-Visitor, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | Heated, Underground, See Remarks |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert, Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, See Remarks |

Exterior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Clay Tile |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

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|------------|----------------------------|
| Elementary | ELIZABETH FINCH SCHOOL K-9 |
| Middle | ELIZABETH FINCH SCHOOL K-9 |
| High | ROSS SHEPPARD SCHOOL 10-12 |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 31 |
| Zoning | Zone 27 |
| Condo Fee | \$648 |

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Listing information last updated on May 18th, 2025 at 7:32am MDT