

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**

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	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 May 2nd, 2025 at 7:03pm MDT