

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 COMFORTABLY. 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 | 13               |
| Zoning         | Zone 27          |
| Condo Fee      | \$648            |

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Listing information last updated on April 30th, 2025 at 9:17pm MDT