

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	14
Zoning	Zone 27
Condo Fee	\$648

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Listing information last updated on May 1st, 2025 at 1:17am MDT