

\$234,900 - 91 13825 155 Ave, Edmonton

MLS® #E4460269

\$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® # E4460269

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	October 1st, 2025
Days on Market	2
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 October 2nd, 2025 at 10:47pm MDT