# \$195,000 - 102 13835 155 Avenue, Edmonton

MLS® #E4430707

# \$195.000

2 Bedroom, 2.00 Bathroom, 1,050 sqft Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Welcome to Tuscan Village in the heart of Carlton! This beautifully maintained ground-floor unit features 2 spacious bedrooms and 2 full bathrooms, designed with an open-concept layout perfect for modern living. The primary bedroom includes a private 3-piece ensuite, while the in-suite laundry adds everyday convenience. Step out onto your private ground-level balconyâ€"a perfect spot to enjoy your morning coffee. This unit also comes with two assigned underground parking stalls, offering both security and comfort year-round. Currently tenant-occupied, this property provides a great investment opportunityâ€"with tenants who would love to stay, if permitted by the new owner. Situated in a prime location close to transit, schools, and with easy access to Anthony Henday Drive and St. Albert, this is a fantastic opportunity for first-time buyers, downsizers, or investors alike.

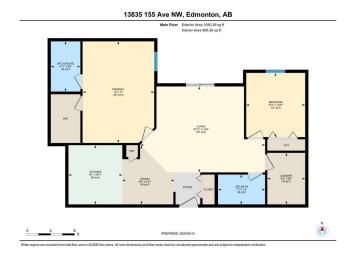


#### **Essential Information**

MLS® # E4430707 Price \$195,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 1,050 Acres 0.00 Year Built 2009

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 102 13835 155 Avenue

Area Edmonton
Subdivision Carlton
City Edmonton

County ALBERTA

Province AB

Postal Code T6V 0B7

## **Amenities**

Amenities Carbon Monoxide Detectors, Deck, Front Porch, Parking-Visitor

Parking Spaces 2

Parking Double Indoor

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Baseboard, Hot Water, Water

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Schools, Shopping Nearby

Roof Clay Tile

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 14th, 2025

Days on Market 18

Zoning Zone 27

Condo Fee \$436

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 4:32am MDT