

# \$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 balcony—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 opportunity—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.

Built in 2009

## 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

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