

Courtesy Of Cristi A Leskie Of Initia Real Estate

## \$229,900 - 94 13825 155 Avenue, Edmonton

MLS® #E4450556

**\$229,900**

2 Bedroom, 2.50 Bathroom, 1,463 sqft

Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Close to the Henday, St. Albert, CFB Edmonton, shopping & restaurants, this rare end-unit 2 bed 2 1/2 bath townhome is nestled in a quiet neighborhood & is located a short walking distance to the elem/jr high school. Backing west, this home offers breathtaking sunsets from your maintenance-free deck off the kitchen. The main floor has newer vinyl plank flooring in the cozy living room with fireplace which continues into the large kitchen w/ island, newer stainless steel appliances, a dining area w/ patio doors leading to the balcony. The bathrooms in the home have been updated with newer vanities, sinks, faucets and toilets. Upstairs has 2 primary suites, each featuring large walk-in closets: one has a 4-pc ensuite, the other has a 3-pc ensuite with a walk-in shower. The convenient upstairs laundry room completes the top level of this home. The basement has a large storage room and provides entry to the heated parkade where you will find 2 parking stalls close to the door. Heat & water are included.

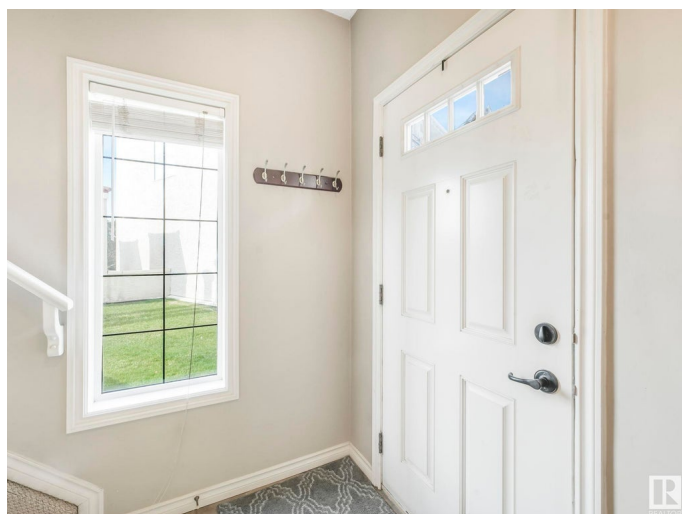
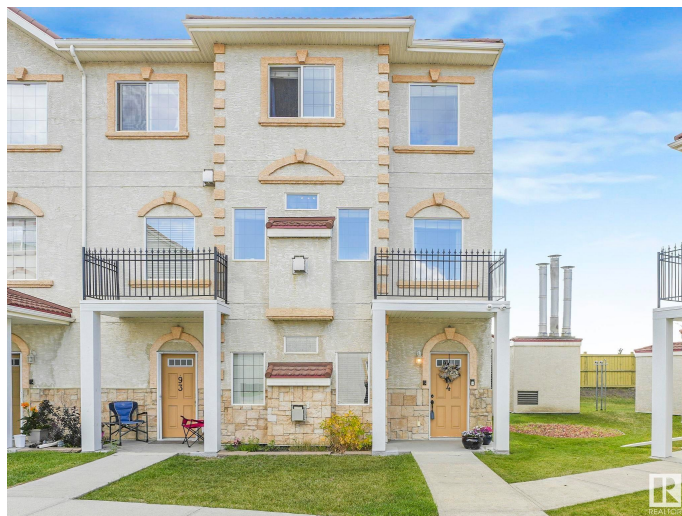
Built in 2007

### Essential Information

MLS® # E4450556

Price \$229,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	94 13825 155 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Double Indoor, Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	See Remarks, Finished

### Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Clay Tile
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elizabeth Finch, St. Lucy
Middle	Elizabeth Finch, S John T
High	Ross Sheppard, O'Leary

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 27
Condo Fee	\$659

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 August 2nd, 2025 at 6:32am MDT