

Courtesy Of Joe D Esposito Of Century 21 Masters

## **\$448,800 - 41 13808 155 Avenue, Edmonton**

MLS® #E4463639

**\$448,800**

3 Bedroom, 3.00 Bathroom, 1,335 sqft  
Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

DOWNSIZING? EMPTY-NESTER? Carlton Villas on the Lake, one of Edmonton's best 18+ adult BUNGALOW DUPLEX with acrylic stucco, irrigation, clay tile roofing. Close to shopping, public transport, walking trails, & Henday. Larger End Unit Condo is 1330sf of living space, with kitchen, living rm & dining rm all sharing one large space. Kitchen is a great functioning work space with lots of GRANITE counterspace & ample storage. Also able to look out onto the SOUTH BACKING green space off the deck while in the kitchen. Living rm is generous with gas fireplace with mantel & patio doors to the deck. Primary bedroom has massive walk in closet & spacious ensuite. Nice sized 2nd bd/den, spacious 4pc bath along with MAIN FLOOR LAUNDRY to round off the main floor. Basement is COMPLETELY DEVELOPMENT (+/- \$100k 2016) with 3rd Bd, 4pc bathroom, & large rec room with the walkout to the backyard. PERFECT FOR GUESTS! Double garage is insulated WITH EXTRA LARGE DRIVEWAY. Complex is Pet friendly with low condo fees!

Built in 2003

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4463639  |
| Price  | \$448,800 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,335             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 41 13808 155 Avenue |
| Area        | Edmonton            |
| Subdivision | Carlton             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 1T8             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking-Visitor, Walkout Basement |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached            |
| Is Waterfront  | Yes                               |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                               |
| Fireplace         | Yes                                                                     |
| Fireplaces        | Tile Surround                                                           |
| Stories           | 2                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Finished                                                          |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Flat Site, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby, View Lake |
| Roof              | Clay Tile                                                                                                                                              |
| Construction      | Wood, Stone, Stucco                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                     |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Elizabeth Finch, Hilwie Ha |
| Middle     | Elizabeth Finch, Hilwie Ha |
| High       | O'Leary, Ross Sheppard     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 27            |
| Condo Fee      | \$440              |

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Listing information last updated on October 30th, 2025 at 8:17pm MDT