\$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.

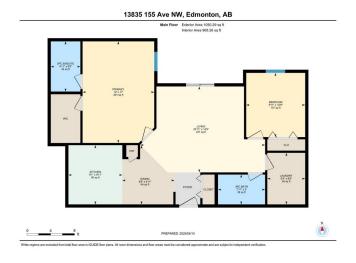


Essential Information

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 17

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 1st, 2025 at 11:18am MDT