

## \$225,000 - 100 13825 155 Avenue, Edmonton

MLS® #E4443850

**\$225,000**

2 Bedroom, 2.50 Bathroom, 1,311 sqft

Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Here's your chance to finally get ahead, with some sweat equity this classic townhouse will be your new castle. Located a short walk from Carlton Lake, this unit has been steadily rented for the last eight years. The main floor has a foyer, living room, and a large kitchen with dining area. A two piece bathroom and separate laundry room complete the main floor. Up the stairs you'll find not one but two primary bedrooms, each with ensuite bathroom and walk in closet. In the basement is a flex room. Step out the door to immediately access your two parking stalls in the secure underground parking area. While the front walkway inspires with the Tuscan inspired architecture of each townhouse, the back patio doors open to a concrete deck and peaceful grassy area. In one direction is a paved walking path to nearby shopping & in another is the beautiful lake.

Built in 2006

### Essential Information

MLS® #	E4443850
Price	\$225,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,311
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	100 13825 155 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B8

### Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Natural Gas
Parking Spaces	2
Parking	Double Indoor, Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Heat Pump, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Clay Tile
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	20
Zoning	Zone 27
Condo Fee	\$749



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