

Courtesy Of Cristi A Leskie Of Initia Real Estate

## \$225,000 - 94 13825 155 Avenue, Edmonton

MLS® #E4450556

**\$225,000**

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.

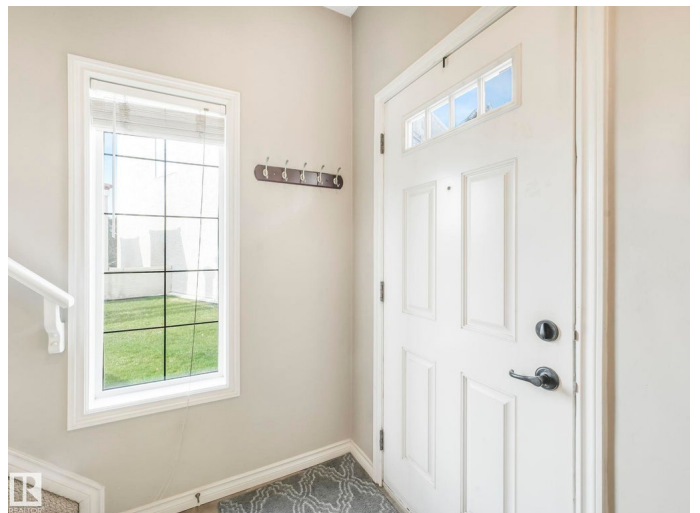
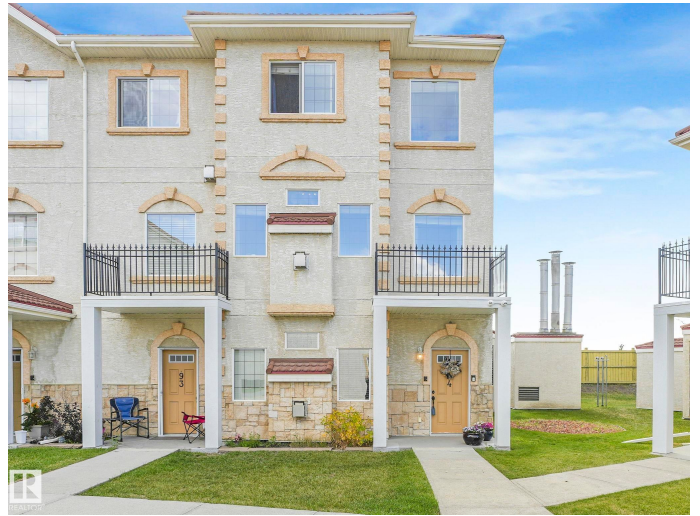
Built in 2007

### Essential Information

MLS® # E4450556

Price \$225,000

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 | 48              |
| Zoning         | Zone 27         |
| Condo Fee      | \$659           |

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Listing information last updated on September 17th, 2025 at 4:47am MDT