

# \$427,900 - 1 13808 155 Avenue, Edmonton

MLS® #E4435625

**\$427,900**

3 Bedroom, 3.00 Bathroom, 1,049 sqft

Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Fantastic duplex bungalow in one of Northwest Edmonton's best 18+ adult developments. With 1050 ft.Â² on the main floor plus a fully finished basement, you will have no shortage of space. Featuring newer vinyl plank flooring throughout the main level, this unit has an open concept. Maple kitchen cabinets with newer white appliances. Gas fireplace in the living room which leads to the maintenance free, south facing deck. This unit has 2 bedrooms on the main floor including a spacious primary with a 3 pce ensuite and walk-in closet complete with built-ins designed by California Closets. Main floor laundry. The fully finished basement has a walk-out entrance, a 3rd bedroom, large family room with a 2nd gas fireplace, 4 pce bath, den and plenty of storage! Central A/C and underground sprinkler system. Pet-friendly complex that is close to all amenities!

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435625  |
| Price          | \$427,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,049     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2003              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

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

### Amenities

|                |                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Sprinkler Sys-Underground, Storage-In-Suite, Vinyl Windows, Walk-up Basement, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                            |
| Parking        | Double Garage Attached                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                         |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                               |
| Exterior Features | Corner Lot, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, Partially Fenced |
| Roof              | Clay Tile                                                                                                                         |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 34            |
| Zoning         | Zone 27       |
| Condo Fee      | \$440         |

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Listing information last updated on June 12th, 2025 at 2:02am MDT