

\$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 balcony—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 opportunity—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.

Built in 2009

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	7
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 April 21st, 2025 at 7:47am MDT