

Courtesy Of Ryan P Dutka Of RE/MAX River City

\$435,000 - 3 13808 155 Avenue, Edmonton

MLS® #E4428412

\$435,000

2 Bedroom, 2.50 Bathroom, 1,033 sqft
Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

ADULT Bungalow half duplex in Carlton Villas. CLASSY curb appeal w/ an ATTACHED double garage, acrylic stucco, STONE accents & RARE clay tile roofing. Inside is a VISUAL TREAT w/a Palm Springs motif you'll feel the EXQUISITE decor w/ NEW paint; a CHIC rounded wall leading to the formal dining room/den, hard surface flooring throughout the main, FRESHENED island kitchen w/ UPDATED hardware, painted cabinets & upgraded STAINLESS appliances and MORE! A spacious 2 pc bath is guest friendly. MAIN FLOOR LAUNDRY is the ultimate convenience & leads to the garage. Entertain in the BRIGHT living room w/ a gas FIREPLACE to keep you cozy; access onto the ample DECK to enjoy the OUTDOORS. Relax in the Primary w/ a walk-in closet & 4 piece ensuite featuring a CLAW FOOT soaker tub. Chill with central A/C! Basement is FULLY FINISHED w/ a sizeable FAMILY ROOM w/ another gas FIREPLACE, high ceilings, 3 piece bath w/ DOUBLE WIDE shower, bedroom and a UTILITY ROOM w/ lots of STORAGE space. Steps to the LAKE & all amenities!

Built in 2004

Essential Information

MLS® # E4428412



| | |
|----------------|-------------------|
| Price | \$435,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,033 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3 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, Exterior Walls- 2"x6", Storage-In-Suite, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Concrete, Stone, Stucco |
| Exterior Features | Environmental Reserve, Fenced, Flat Site, Landscaped, No Through Road, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Clay Tile |
| Construction | Concrete, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 3 |
| Zoning | Zone 27 |
| Condo Fee | \$440 |

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 4th, 2025 at 1:47am MDT