

## \$434,900 - 1 13808 155 Avenue, Edmonton

MLS® #E4435625

**\$434,900**

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	\$434,900
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	9
Zoning	Zone 27
Condo Fee	\$440

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