

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	11
Zoning	Zone 27
Condo Fee	\$440

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Listing information last updated on April 12th, 2025 at 1:32am MDT