## \$195,000 - 102 13835 155 Avenue, Edmonton

MLS® #E4430707

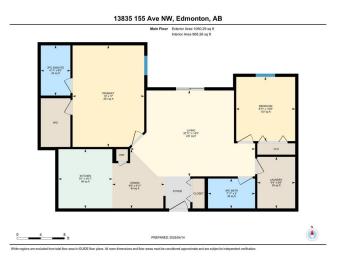
## \$195,000

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 balconyâ€"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 opportunityâ€"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 Acres Year Built Type Sub-Type	1,050 0.00 2009 Condo / Townhouse 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 Inform	nation	

## **Additional Information**

Date ListedApril 14th, 2025Days on Market17ZoningZone 27Condo Fee\$436

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Listing information last updated on May 1st, 2025 at 2:02pm MDT