

## \$240,000 - 97 13825 155 Avenue, Edmonton

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MLS® #E4438096

**\$240,000**

3 Bedroom, 2.50 Bathroom, 1,395 sqft  
Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Welcome to a well maintained, beautiful and spacious 3 bedroom, 2.5-bath townhome in desirable community of Carlton, Condo fees include water and gas. The main level is completed with large window featuring lots of natural light into the living room, a corner fireplace, adding a touch of warmth and elegance to the space, an open concept spacious kitchen with stainless steel appliances, an island with granite countertop, plenty of cupboard space, off the kitchen is Office nook, bright and airy dining area with large window and large sliding doors that brings in lots of natural light, leading to the back concrete patio, a great place to enjoy hanging out with friends and family in the summer. Laundry room located on the main floor with a stackable washer/dryer. Upstairs, you'll be greeted by 2 good-sized secondary bedrooms, 4pc bathroom, bright and sunny master bedroom, with an over sized windows allowing lots of natural light, a 4-piece En-suite and walk in closet Townhome comes with 2 parking stalls.

Built in 2006

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4438096  |
| Price  | \$240,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,395             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 97 13825 155 Avenue |
| Area        | Edmonton            |
| Subdivision | Carlton             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 0B8             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Parking-Visitor, Storage-In-Suite |
| Parking   | Heated, Parkade, Underground                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                                      |
| Exterior Features | Flat Site, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles, Metal                           |
| Construction      | Wood, Stucco                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025  
Days on Market                72  
Zoning                              Zone 27  
Condo Fee                        \$749

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT