

\$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

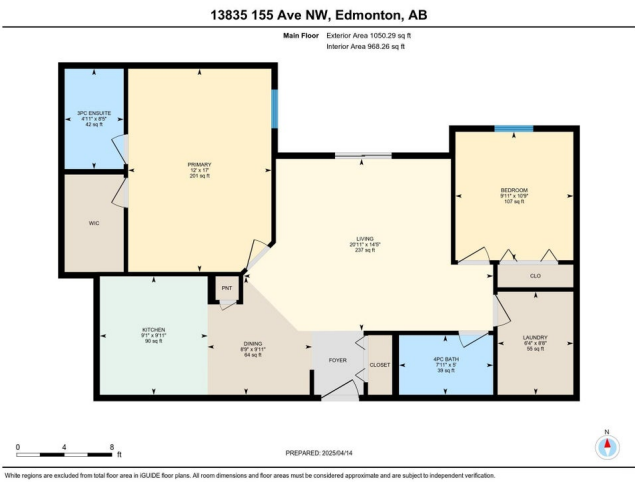
Carlton, Edmonton, AB

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 balcony—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 opportunity—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 | 1,050 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Condo / Townhouse |
| Sub-Type | 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 Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 16 |
| Zoning | Zone 27 |
| Condo Fee | \$436 |

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Listing information last updated on April 30th, 2025 at 7:32pm MDT