

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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