

Courtesy Of Ryan P Dutka Of RE/MAX River City

\$520,000 - 7 13808 155 Avenue, Edmonton

MLS® #E4417604

\$520,000

3 Bedroom, 3.00 Bathroom, 1,210 sqft
Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

CLASS w/ distinction in this ADULT (18+) Bungalow at Carlton Villa's. Rare WALKOUT basement with a VIEW OF THE LAKE! 3 bedrooms PLUS A DEN, 3 full baths with a PRIVATE DECK and PATIO to enjoy some outdoor living! The open layout features VAULTED ceilings, HARDWOOD floors in the living and dining areas, TILE in the u-shaped kitchen and bathrooms, w/updated broadloom in the bedrooms and basement. Cook in the U-SHAPED kitchen w/S/S appliances and a RAISED BAR style counter top for entertaining. Relax in the primary bedroom incl. a 5 piece jetted ensuite, and walk-in closet for your wardrobe. Meticulously maintained, feeling nearly new w/upgrades such as CENTRAL A/C, a built-in vac system, underground sprinklers, & 2 gas FIREPLACES. The low-maintenance exterior of the CLAY TILE roof, stone & stucco exterior is the GOLD STANDARD. Enjoy the TRANQUIL and convenient lifestyle of LAKEFRONT LIVING, with all the amenities. Low condo fees include snow removal and landscaping. See it you'll LOVE this place!

Built in 2003

Essential Information

| | |
|--------|-----------|
| MLS® # | E4417604 |
| Price | \$520,000 |



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,210 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 7 13808 155 Avenue |
| Area | Edmonton |
| Subdivision | Carlton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6V 1T8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, Walkout Basement |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Backs Onto Lake, Lake Access Property, Landscaped, No Back Lane, |

Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property

Roof Clay Tile
Construction Wood, Stone, Stucco
Foundation Concrete Perimeter

School Information

Elementary Elizabeth Finch
Middle Elizabeth Finch
High Ross Shepard

Additional Information

Date Listed January 8th, 2025
Days on Market 88
Zoning Zone 27
Condo Fee \$410

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Listing information last updated on April 6th, 2025 at 7:47pm MDT