# \$509,900 - 7 13808 155 Avenue, Edmonton

MLS® #E4430061

## \$509.900

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

Carlton, Edmonton, AB

CLASS w/ distiction 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!

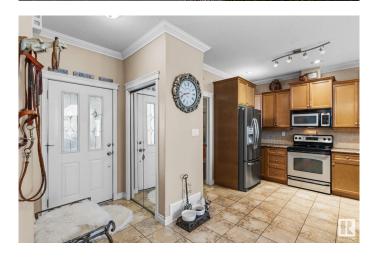
Built in 2003

### **Essential Information**

MLS® # E4430061 Price \$509,900







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, Fenced, Landscaped, No Back Lane, Park/Reserve,

Picnic Area, Public Transportation, Shopping Nearby, Waterfront

Property

Roof Clay Tile

Construction Wood, Stone, Stucco Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 207

Zoning Zone 27

RE / Bank Owned Yes

Condo Fee \$410

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 3rd, 2025 at 8:02pm MST