

Courtesy Of Cristi A Leskie Of Initia Real Estate

\$225,000 - 94 13825 155 Avenue, Edmonton

MLS® #E4450556

\$225,000

2 Bedroom, 2.50 Bathroom, 1,463 sqft

Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Close to the Henday, St. Albert, CFB Edmonton, shopping & restaurants, this rare end-unit 2 bed 2 1/2 bath townhome is nestled in a quiet neighborhood & is located a short walking distance to the elem/jr high school. Backing west, this home offers breathtaking sunsets from your maintenance-free deck off the kitchen. The main floor has newer vinyl plank flooring in the cozy living room with fireplace which continues into the large kitchen w/ island, newer stainless steel appliances, a dining area w/ patio doors leading to the balcony. The bathrooms in the home have been updated with newer vanities, sinks, faucets and toilets. Upstairs has 2 primary suites, each featuring large walk-in closets: one has a 4-pc ensuite, the other has a 3-pc ensuite with a walk-in shower. The convenient upstairs laundry room completes the top level of this home. The basement has a large storage room and provides entry to the heated parkade where you will find 2 parking stalls close to the door. Heat & water are included.

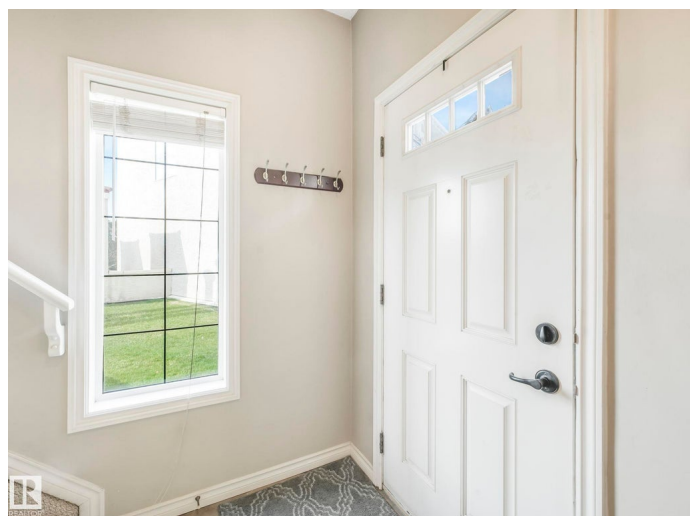
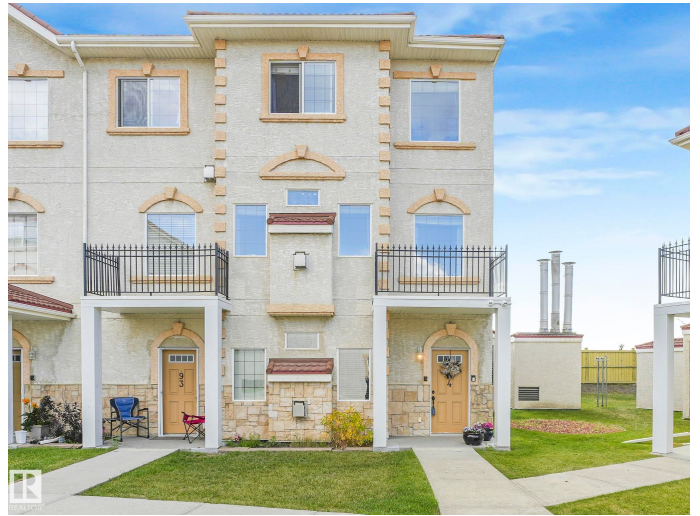
Built in 2007

Essential Information

MLS® # E4450556

Price \$225,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	94 13825 155 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B8

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Double Indoor, Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	See Remarks, Finished

Exterior

Exterior	Wood, Stucco
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Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Clay Tile
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Elizabeth Finch, St. Lucy
Middle	Elizabeth Finch, S John T
High	Ross Sheppard, O'Leary

Additional Information

Date Listed	July 31st, 2025
Days on Market	49
Zoning	Zone 27
Condo Fee	\$659

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Listing information last updated on September 18th, 2025 at 10:47am MDT