

# \$199,900 - 202 13835 155 Avenue, Edmonton

MLS® #E4422969

**\$199,900**

2 Bedroom, 2.00 Bathroom, 960 sqft  
Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

Enjoy life in the quiet, well-maintained Tuscan Village! This stunning 2-bed, 2-bath corner unit is one of the largest layouts in the building and includes 2 heated underground parking stalls. With 9 ft ceilings throughout, the open-concept kitchen features stylish espresso cabinets, stainless steel appliances, and ample counter space. The huge primary bedroom easily fits a king bed, dresser, desk, and more, plus has a walk-in closet and 3-piece ensuite. A well-sized second bedroom is thoughtfully spaced from the primary. The unit boasts newer laminate flooring and a large laundry/storage room. Enjoy the spacious corner balcony in this prime location—walking distance to schools, near shopping, amenities, Anthony Henday, and the military base. Don't miss this gem!

Built in 2009

## Essential Information

MLS® #	E4422969
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.00
Year Built	2009



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	202 13835 155 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B7

### **Amenities**

Amenities	Ceiling 9 ft., Intercom, Party Room, Secured Parking
Parking Spaces	2
Parking	Heated, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 26th, 2025
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Days on Market	16
Zoning	Zone 27
Condo Fee	\$436

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