

Courtesy Of Ryan P Dutka Of RE/MAX River City

## **\$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/ 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® #	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 113

Zoning Zone 27

RE / Bank Owned Yes

Condo Fee \$410

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