

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  | 129              |
| Zoning          | Zone 27          |
| RE / Bank Owned | Yes              |
| Condo Fee       | \$410            |

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Listing information last updated on August 17th, 2025 at 10:47am MDT