

Courtesy Of Mirella Esposito Of Century 21 Masters

\$374,999 - # 31 13808 155 Avenue, Edmonton

MLS® #E4146721

\$374,999

3 Bedroom, 3.00 Bathroom, 1,103 sqft
Condo / Townhouse on 0 Acres

Carlton, Edmonton, AB

DOWNSIZING? EMPTY-NESTER? Carlton Villas on the Lake, one of Edmonton's best 18+ adult BUNGALOW DUPLEX, RARE DOUBLE GARAGE with ACRYLLIC stucco, irrigation, CLAY TILE roofing, COMPOSITE DECKS, Central AC. Close to shopping, public transport, walking trails, Henday & St. Albert Tr. Spacious living space, with kitchen, living rm & dining rm all sharing one large space. Kitchen has functional work space, NEW MICROWAVE, NEW STOVE, also able to look out onto the SOUTH BACKING the deck while in the kitchen. VAULTED CEILING Living room is generous with gas fireplace with mantel & patio doors to the deck. Master bd has massive walkin closet & VAULTED ENSUITE. Nice sized 2nd bdrm, RENOED 4pc bath along with MAIN FLOOR LAUNDRY, NEW WASHER/DRYER to round off the main floor. Basement is FULLY DEVELOPED with 3rd bdrm, deluxe 3PC bath, & WETBAR. Massive rec room is great for guests! Spacious Double attached garage is insulated WITH LARGE DRIVEWAY, & VISITOR PARKING in front. Complex is Pet friendly with low condo fees!

Built in 2003

Essential Information

MLS® #	E4146721
Price	\$374,999
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,103
Acres	0.11
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	ACTIVE

Community Information

Address	# 31 13808 155 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1T8

Amenities

Features	Vacuum System-Roughed-In, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2x6', Laundry-In-Suite, Laundry-Same Floor, Parking-Visitor, Sprinkler System-Underground, Vaulted Ceiling, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings, Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener
Heating	Forced Air-1
Has Basement	Yes
Basement	Fully Finished, Full
Fireplace	Yes
Fireplaces	Gas, Mantel
# of Stories	2

Exterior

Exterior	Acrylic Stucco
Exterior Features	Flat Site, Lake Access Property, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Clay Tile
Construction	Wood Frame
Foundation	Concrete

School Information

Elementary	ELIZABETH FINCH K-9
Middle	ELIZABETH FINCH K-9
High	OLEARY, QUEEN ELIZ 10-12

Additional Information

Condo Fee	\$340
-----------	-------

Listing information last updated on July 23rd, 2019 at 5:16am MDT