

Courtesy Of Joe D Esposito Of Century 21 Masters

## **\$448,800 - 41 13808 155 Avenue, Edmonton**

MLS® #E4463639

**\$448,800**

3 Bedroom, 3.00 Bathroom, 1,335 sqft  
Condo / Townhouse on 0.00 Acres

Carlton, Edmonton, AB

**DOWNSIZING? EMPTY-NESTER?** Carlton Villas on the Lake, one of Edmonton's™ best 18+ adult BUNGALOW DUPLEX with acrylic stucco, irrigation, clay tile roofing. Close to shopping, public transport, walking trails, & Henday. Larger End Unit Condo is 1330sf of living space, with kitchen, living rm & dining rm all sharing one large space. Kitchen is a great functioning work space with lots of GRANITE counterspace & ample storage. Also able to look out onto the SOUTH BACKING green space off the deck while in the kitchen. Living rm is generous with gas fireplace with mantel & patio doors to the deck. Primary bedroom has massive walk in closet & spacious ensuite. Nice sized 2nd bd/den, spacious 4pc bath along with MAIN FLOOR LAUNDRY to round off the main floor. Basement is COMPLETELY DEVELOPMENT (+/- \$100k 2016) with 3rd Bd, 4pc bathroom, & large rec room with the walkout to the backyard. PERFECT FOR GUESTS! Double garage is insulated WITH EXTRA LARGE DRIVEWAY. Complex is Pet friendly with low condo fees!

Built in 2003

### **Essential Information**

MLS® #	E4463639
Price	\$448,800



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,335
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	41 13808 155 Avenue
Area	Edmonton
Subdivision	Carlton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1T8

### **Amenities**

Amenities	Parking-Visitor, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
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Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Flat Site, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby, View Lake
Roof	Clay Tile
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elizabeth Finch, Hilwie Ha
Middle	Elizabeth Finch, Hilwie Ha
High	O'Leary, Ross Sheppard

### **Additional Information**

Date Listed	October 27th, 2025
Days on Market	1
Zoning	Zone 27
Condo Fee	\$440

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Listing information last updated on October 28th, 2025 at 7:17pm MDT