# \$284,900 - 11 13215 153 Avenue, Edmonton

MLS® #E4436611

#### \$284,900

3 Bedroom, 2.50 Bathroom, 1,332 sqft Condo / Townhouse on 0.00 Acres

Cumberland, Edmonton, AB

Investment opportunity! This three bedroom townhouse features 2.5 baths and a SINGLE ATTACHED TANDEM GARAGE. The living room boasts a charming gas fireplace, creating a warm and inviting atmosphere. Hardwood flooring spreads throughout the main floor. The kitchen has stainless steel appliances, crown molding and a spacious dining area. There is a large sliding door in the dining area leading to a SOUTH FACING deck, offering privacy with its tree-covered view. A 2pce bathroom completes the main floor. The second floor features three bedrooms, a 4pce main bathroom and a 4pce ensuite. The primary bedroom also has his-and-hers closets. The laundry room is conveniently located next to the bedrooms. Close to transit, shopping and all amenities!





Built in 2008

#### **Essential Information**

| MLS® #         | E4436611  |
|----------------|-----------|
| Price          | \$284,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,332     |
| Acres          | 0.00      |

| Year Built | 2008              |
|------------|-------------------|
| Туре       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

## **Community Information**

### Amenities

| Amenities | Deck, See Remarks              |
|-----------|--------------------------------|
| Parking   | Single Garage Attached, Tandem |

## Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

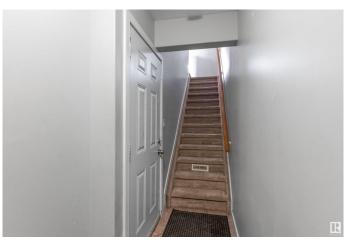
### Exterior

| Exterior          | Wood, Vinyl   |
|-------------------|---|
| Exterior Features | Fenced, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

# **Additional Information**

| May 15th, 2025 |
|----------------|
|                |

| Days on Market | 35      |
|----------------|---------|
| Zoning         | Zone 27 |
| Condo Fee      | \$414   |



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Listing information last updated on June 19th, 2025 at 4:02am MDT