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

MLS® #E4426647

#### \$284,900

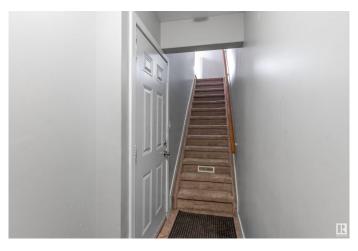
3 Bedroom, 2.50 Bathroom, 1,332 sqft Condo / Townhouse on 0.00 Acres

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® #	E4426647
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**

Address	11 13215 153 Avenue
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B6

### Amenities

Amenities	Deck
Parking	Double 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**

March 20th,	2025
	March 20th,

Days on Market 42 Zoning Zone 27

Condo Fee \$414

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 6:17pm MDT