

## \$288,750 - 6 13215 153 Avenue, Edmonton

MLS® #E4440452

### \$288,750

4 Bedroom, 3.00 Bathroom, 1,379 sqft

Condo / Townhouse on 0.00 Acres

Cumberland, Edmonton, AB

Incredible value in Edmonton! This 1,900+ sq ft end-unit townhouse features 4 bedrooms, 3 full baths, and a double attached garage—perfect for families or investors. Located in Carlton Pointe, just 10 minutes to St. Albert and a short drive to Downtown Edmonton, with easy access to 127 St and Anthony Henday. Inside, enjoy hardwood floors, granite kitchen counters, tile, and a cozy fireplace. Upstairs offers 3 spacious bedrooms, including a large primary suite with walk-in closet and ensuite. The fully finished basement adds a 4th bedroom, full bath, and extra living space. Relax on your oversized deck, with added storage in the garage. Well-maintained, upgraded, and move-in ready—this one won't last!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440452  |
| Price          | \$288,750 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,379     |
| Acres          | 0.00      |
| Year Built     | 2008      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6 13215 153 Avenue |
| Area        | Edmonton           |
| Subdivision | Cumberland         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6V 0B6            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 27        |
| Condo Fee      | \$553          |

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Listing information last updated on June 20th, 2025 at 7:47pm MDT