

## \$234,900 - 33 13215 153 Avenue, Edmonton

MLS® #E4459575

**\$234,900**

2 Bedroom, 2.00 Bathroom, 1,238 sqft

Condo / Townhouse on 0.00 Acres

Cumberland, Edmonton, AB

Welcome to Carlton Pointe! This elegant 2-storey townhouse offers 1,238 sq. ft. of stylish living with a single tandem attached garage. The main floor features a bright living room with gleaming hardwood floors and a cozy gas fireplace, perfect for relaxing evenings. The spacious kitchen is equipped with maple cabinetry, ceramic tile flooring, and four appliances, making meal prep a breeze. Upstairs, you'll find a generous primary suite with a luxurious Jacuzzi ensuite, a second well-sized bedroom, a full 4-piece bath, and the convenience of an upper-level laundry. Additional highlights include a covered deck for outdoor enjoyment and tasteful finishes throughout, including carpet in bedrooms and quality tile in bathrooms. Ideally located near schools, shopping, and public transportation, this is a fantastic opportunity to own a low-maintenance home in a sought-after community.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459575  |
| Price      | \$234,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,238             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 33 13215 153 Avenue |
| Area        | Edmonton            |
| Subdivision | Cumberland          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 0B6             |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Deck, Parking-Visitor          |
| Parking Spaces | 2                              |
| Parking        | Single Garage Attached, Tandem |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Fireplace         | Yes                                                                                                                               |
| Fireplaces        | Glass Door, Mantel                                                                                                                |
| Stories           | 2                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | None, No Basement                                                                                                                 |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 33                   |
| Zoning         | Zone 27              |
| Condo Fee      | \$350                |

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Listing information last updated on October 28th, 2025 at 2:47pm MDT