

## \$276,500 - 11 13215 153 Avenue, Edmonton

MLS® #E4444687

**\$276,500**

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® #	E4444687
Price	\$276,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,332
Acres	0.00



Year Built	2008
Type	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, 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

Date Listed	June 27th, 2025
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Days on Market	26
Zoning	Zone 27
Condo Fee	\$414

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