# \$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!



#### **Essential Information**

MLS® # E4444687 Price \$276,500

Bedrooms 3
Bathrooms 2.50

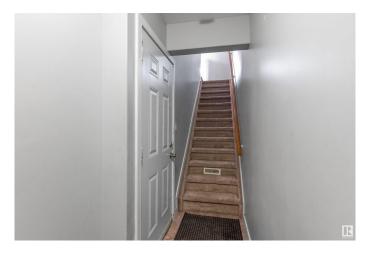
Full Baths 2 Half Baths 1

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

Days on Market

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 July 2nd, 2025 at 3:32pm MDT