

## \$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 |
|-------------|-----------------|

Days on Market     29  
Zoning                Zone 27  
Condo Fee           \$414

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Listing information last updated on July 26th, 2025 at 5:47pm MDT