

## \$214,900 - 13005 140 Avenue, Edmonton

MLS® #E4442444

**\$214,900**

2 Bedroom, 2.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

Spacious 2-bedroom, 2-bathroom condo located in the desirable Pembina neighborhood! This well-maintained unit features an open-concept layout. Spacious kitchen with maple cabinets, eating bar, separate dining area and pantry/storage. Large living room with easy access to the west facing balcony offering great sunlight and an amazing view of the beautiful courtyard. The primary bedroom includes a 4-piece en-suite and walk-in closet. Additional bedroom and full bath. Stay cool all summer with central A/C and enjoy the convenience of a heated underground parking stall. Close to shopping, schools, public transit, restaurants, and all amenities. A great opportunity for first-time buyers, downsizers, or investors!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442444  |
| Price          | \$214,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 969       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13005 140 Avenue |
| Area        | Edmonton         |
| Subdivision | Pembina          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1X1          |

### Amenities

|           |                                                                                                                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Security Door, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                                                                                                       |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stucco                                                                                |
| Foundation        | Concrete Perimeter                                                                          |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Hilwie Hamdon School |
|------------|----------------------|

|        |                      |
|--------|----------------------|
| Middle | Hilwie Hamdon School |
| High   | Ross Sheppard School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 27         |
| Condo Fee      | \$497           |

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 June 15th, 2025 at 2:47am MDT