

## \$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 8:32pm MDT