

## \$174,900 - 308 12550 140 Avenue, Edmonton

MLS® #E4453396

**\$174,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

SPACIOUS 2 Bed 2 Bath with in suite laundry, storage, and 2 PARKING STALLS including one underground heated stall! PET FRIENDLY, family friendly building with a great location, steps from SUPERSTORE, Home Depot, and plenty of other great amenities. Located in a quiet building, with a large deck, a nice open concept kitchen with wood cabinets, and NEWER laminate floors. This is a great starter home opportunity, with low condo fees, and a fantastic location! A MUST SEE!

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453396               |
| Price          | \$174,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 861                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 308 12550 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 6J4              |

### **Amenities**

|                |                                                                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Closet Organizers, Deck, Intercom, No Animal Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Barrier Free Home |
| Parking Spaces | 2                                                                                                                                                                                                  |
| Parking        | Heated, Stall, Underground                                                                                                                                                                         |

### **Interior**

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

### **Exterior**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                      |
| Exterior Features | Low Maintenance Landscape, No Back Lane, No Through Road, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stucco, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 60                |
| Zoning         | Zone 27           |
| Condo Fee      | \$559             |

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