

## \$229,900 - 418 13111 140 Avenue, Edmonton

MLS® #E4453706

**\$229,900**

2 Bedroom, 2.00 Bathroom, 920 sqft

Condo / Townhouse on 0.00 Acres

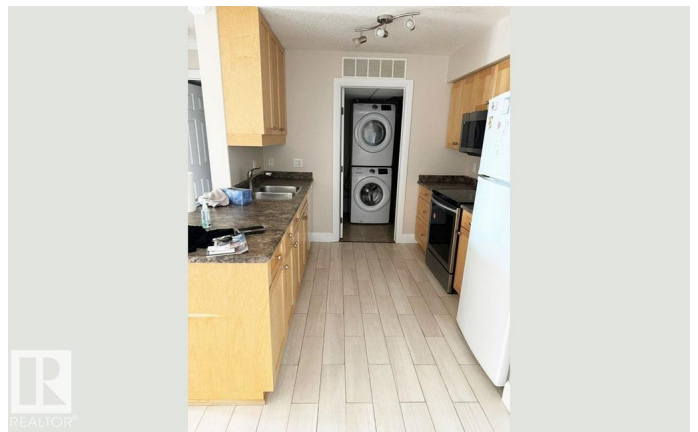
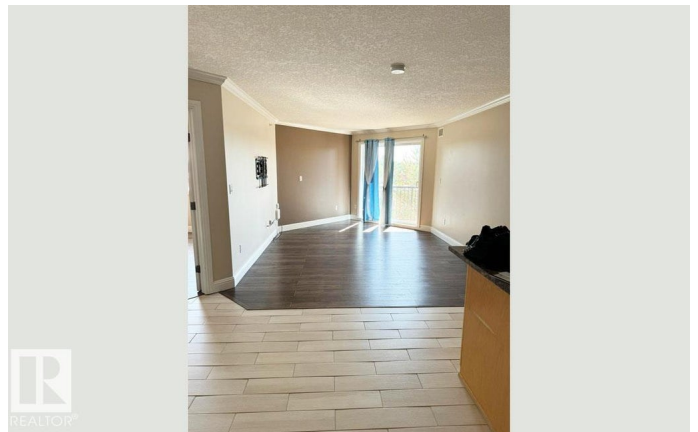
Pembina, Edmonton, AB

Top Floor, Top Spot, Top Choice! You will not go wrong in this spacious 2 bed, 2 bath upgraded condo with views of Edmonton's skyline! The main living area is open concept with your kitchen set in Maple cabinetry and eating bar. The dining area is adjacent to the living room, perfect for company. The south facing balcony is private and has unobstructed views of Edmonton. The primary bedroom can fit a king bed and has a walk-in closet and full 4 piece private bath. The second bed is located on the opposite side of the floorplan with a full 3 piece bath! perfect if you need a roommate! Upgrades include painted w/feature walls, engineered hardwood flooring and ceramic tiling, stove and microwave plus a air conditioner for summer comfort! There is insuite laundry with a stacked washer/dryer, water on demand and includes a titled parking stall in the underground parkade. Conveniently located to schools, transit, shopping, restaurants and so much more for happy life! Plus, pets are welcome!

Built in 2006

### Essential Information

MLS® #	E4453706
Price	\$229,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	418 13111 140 Avenue
Area	Edmonton
Subdivision	Pembina
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B1

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Gazebo, Hot Water Electric, Hot Water Instant, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, TV Wall Mount
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 19th, 2025
Days on Market	1
Zoning	Zone 27
Condo Fee	\$449

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Listing information last updated on August 20th, 2025 at 12:47pm MDT