

## \$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 and storage in the underground parkade. Conveniently located to schools, transit, shopping, restaurants and so much more for happy life! Plus, pets friendly!

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 |
|----------|--------------|

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 59                |
| Zoning         | Zone 27           |
| Condo Fee      | \$449             |

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Listing information last updated on October 17th, 2025 at 11:17am MDT