

## \$224,000 - 226 13111 140 Avenue, Edmonton

MLS® #E4423634

**\$224,000**

2 Bedroom, 2.00 Bathroom, 921 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

A beautiful condo complex. Experience the perfect blend of comfort and convenience in this beautiful condo complex. This bright and spacious unit boasts 2 bedrooms and 2 full bathrooms, providing ample space for relaxed living and hosting guests. The natural light floods the open-concept living area, highlighting the modern finishes and leading you to a large deck—ideal for morning coffee or evening gatherings. Feel secure in a safe building equipped with underground parking, ensuring peace of mind and protection from the elements year-round. Location is everything, and this condo delivers. Situated near a variety of restaurants and shopping centers, you'll have endless options for dining and entertainment right at your doorstep. Families will appreciate the proximity to schools, just a short walk or drive away, making morning routines a breeze. For those commuting or exploring the city, easy access to the Yellowhead and Henday highways means you can reach any destination with minimal hassle.

Built in 2006

### Essential Information

MLS® # E4423634

Price \$224,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 921                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 226 13111 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0C4              |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Secured Parking, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Parkade                                                                                       |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                             |
| # of Stories      | 4                                                                                                                                                                     |
| Stories           | 1                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                                                     |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stucco             |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 128             |
| Zoning         | Zone 27         |
| Condo Fee      | \$449           |

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Listing information last updated on July 7th, 2025 at 7:02am MDT