

## \$239,900 - 416 13111 140 Avenue, Edmonton

MLS® #E4434795

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,280 sqft

Condo / Townhouse on 0.00 Acres

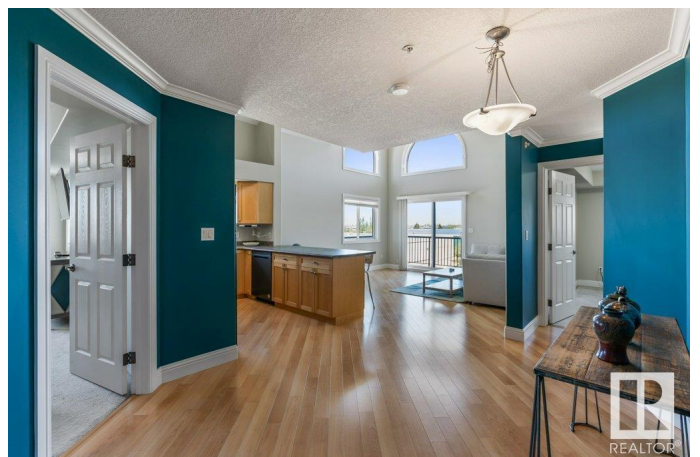
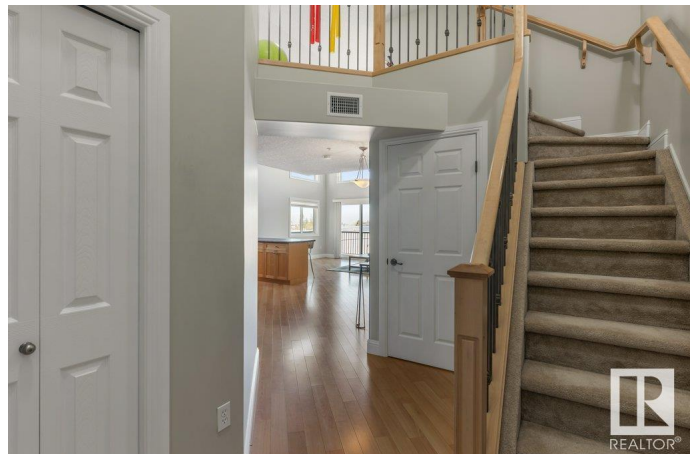
Pembina, Edmonton, AB

Welcome to this stunning TOP-FLOOR corner unit offering an abundance of natural light through large windows and a thoughtfully designed open-concept layout. This TWO bedroom, TWO bathroom condo features a spacious primary bedroom complete with a walk-in closet and a private 4-piece ensuite. The expansive living room seamlessly flows into the kitchen, creating the perfect space for entertaining or relaxing. A unique loft area adds incredible versatility—ideal as a home office, den, or personal gym. Additional highlights include convenient in-suite laundry and not one, but TWO TITLED parking stalls—one heated underground and one surface stall. This unit combines comfort, style, and practicality in one of the best locations in the building. With fresh paint throughout this unit is move-in ready! Situated close to transit and all amenities.

Built in 2006

### Essential Information

MLS® #	E4434795
Price	\$239,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,280



Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	416 13111 140 Avenue
Area	Edmonton
Subdivision	Pembina
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B1

### **Amenities**

Amenities	Air Conditioner, Parking-Visitor
Parking	Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 6th, 2025
-------------	---------------

Days on Market	10
Zoning	Zone 27
Condo Fee	\$631

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 May 16th, 2025 at 5:47am MDT