

## **\$193,300 - 223 13111 140 Avenue, Edmonton**

MLS® #E4433255

**\$193,300**

2 Bedroom, 2.00 Bathroom, 1,063 sqft

Condo / Townhouse on 0.00 Acres

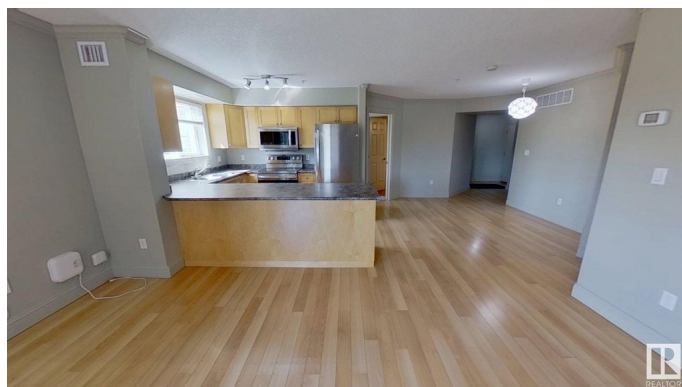
Pembina, Edmonton, AB

Best value in a convenient location. Walking distance to Skyview Shopping Centre, Shopper Drug Mart, Freshco, Canadian Super Store, Lucky 97 Supermarket, Banking Centres, MediCentres, and many popular fast food chains. This is a 2 large bedrooms with 2 bath CORNER UNIT located on second floor. In suite laundry and door steps to stairs way leading right to front entrance and to underground heated storage and parking stall. Building has 2 elevators and lots of visitors parking and Wheelchairs Accessible. Reasonable condo fee with well maintained property management. Great location for retirees or first time homebuyers.

Built in 2006

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4433255          |
| Price          | \$193,300         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,063             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 223 13111 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B1              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Detectors Smoke, Hot Water Instant, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler Sys-Underground, Storage-In-Suite, Storage-Locker Room, Vinyl Windows |
| Parking   | Stall, Underground  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Commercial, Corner Lot, Fenced, Landscaped, No Through Road, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 2                |

|           |         |
|-----------|---------|
| Zoning    | Zone 27 |
| Condo Fee | \$546   |

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Listing information last updated on May 1st, 2025 at 6:47pm MDT