

## \$200,000 - 212 12550 140 Avenue, Edmonton

MLS® #E4441532

**\$200,000**

2 Bedroom, 2.00 Bathroom, 871 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Welcome to this bright and beautifully updated 2-bedroom, 2-bathroom corner unit in NW Edmonton! With 871.17 sq ft of stylish living space, this condo features fresh paint, in-suite laundry and in-suite storage, a new main door, and an abundance of natural light thanks to its south and east-facing exposure. Enjoy sunny mornings and relaxing evenings on the south-east facing balcony. The open layout is perfect for modern living, with spacious bedrooms and a private ensuite in the primary suite. Located in a well-maintained building with professional management, residents also enjoy access to a party room, ideal for gatherings and special occasions. Just steps from Superstore, T&T Supermarket, Tim Hortons, McDonaldâ€™s, Dairy Queen, and many more amenities, this condo offers exceptional value in a prime location. Perfect for first-time buyers, downsizers, or investors.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441532  |
| Price          | \$200,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 871       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 212 12550 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 6J4              |

### Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Social Rooms, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                                         |
| Parking        | Stall                                                                                                                                                     |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Hot Water, Natural Gas                                                                                                 |
| # of Stories      | 4                                                                                                                      |
| Stories           | 1                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 10th, 2025  
Days on Market                72  
Zoning                              Zone 27  
Condo Fee                        \$525

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