

## \$205,000 - 210 13111 140 Avenue, Edmonton

MLS® #E4460975

**\$205,000**

2 Bedroom, 2.00 Bathroom, 1,023 sqft  
Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

This 2-bedroom, 2-bathroom condo presents an excellent investment or future home opportunity. Currently tenant-occupied under a 12-month lease, it's perfect for investors seeking a property with reliable income or for empty nesters planning to move in once the lease ends. Featuring a functional open-concept layout with crown moldings, California knockdown ceilings. This home blends style with practicality. The spacious kitchen boasts rich maple cabinetry, black appliances, a breakfast bar, and a dedicated dining area. The living room is upgraded with laminate flooring, while the bedrooms feature cozy wool carpets. The primary suite comfortably fits a king bed and includes a walk-in closet and a 5-piece ensuite. A second bedroom and full bath provide flexibility for family, guests, or a home office. Enjoy southwest-facing exposure for abundant natural light, in-suite laundry, heated underground parking with a storage cage and balcony. Pet-friendly, professionally managed building located close to amenities

Built in 2005

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4460975  |
| Price  | \$205,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,023                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 210 13111 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B1              |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Intercom, No Animal Home, Parking-Visitor, Secured Parking |
| Parking Spaces | 1                                                                                     |
| Parking        | Underground                                                                           |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                                  |
| # of Stories      | 4                                                                                                                      |
| Stories           | 1                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stucco             |
| Exterior Features | Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 27           |
| Condo Fee      | \$485             |

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Listing information last updated on October 22nd, 2025 at 9:32am MDT