

## \$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

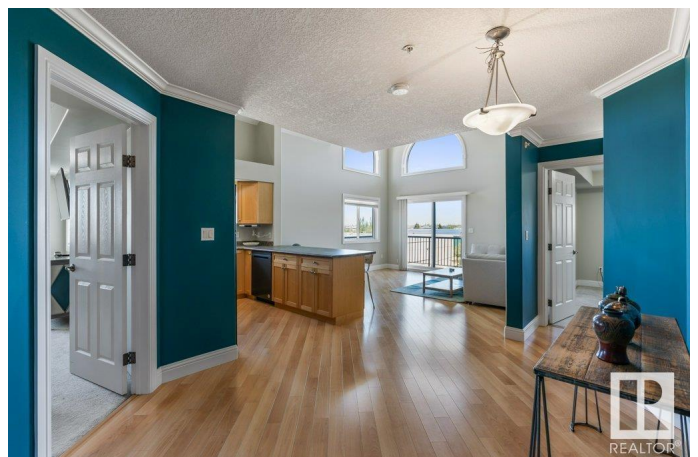
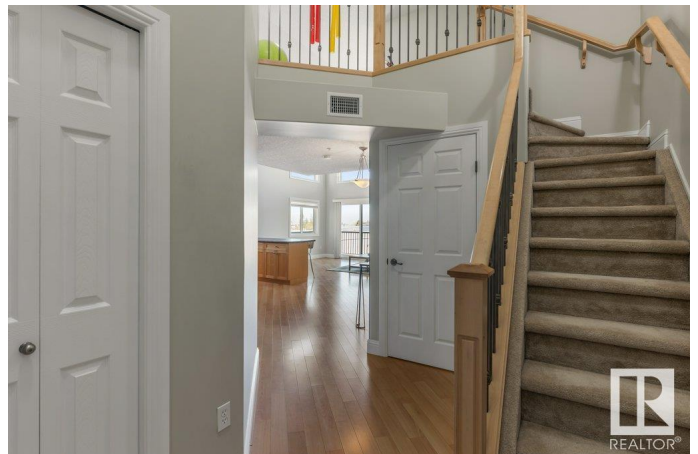
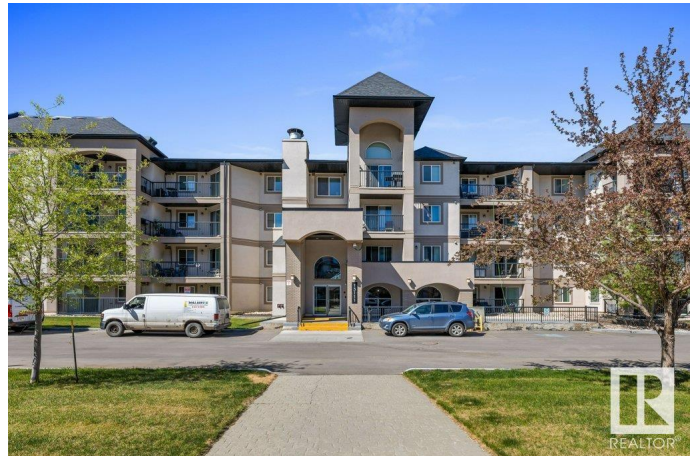
Pembina, Edmonton, AB

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 | 3       |
| Zoning         | Zone 27 |
| Condo Fee      | \$631   |

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Listing information last updated on May 9th, 2025 at 9:02am MDT