

## \$199,900 - 210 13111 140 Avenue, Edmonton

MLS® #E4456492

**\$199,900**

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

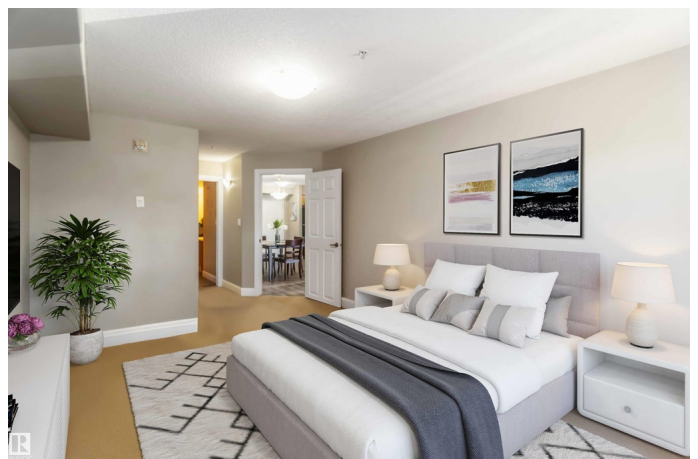
Pembina, Edmonton, AB

This 2-bedroom, 2-bathroom condo is the lowest-priced unit in the building! Offers incredible value! Featuring a functional open-concept layout with crown mouldings, California knockdown ceilings, and a low-maintenance deck, this home blends style and 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 plus a luxurious 5-piece ensuite. A second bedroom and full bath add versatility for family, guests, or a home office. With southwest-facing exposure for plenty of natural light, in-suite laundry, heated underground parking, and a storage cage—all in a pet-friendly, professionally managed building near every amenity—this one is a standout.

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456492  |
| Price      | \$199,900 |
| 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      | Detectors Smoke, No Animal Home, Parking-Visitor, Secured Parking |
| Parking Spaces | 1                                                                 |
| Parking        | Underground                                                       |

### Interior

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

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 11                  |
| Zoning         | Zone 27             |
| Condo Fee      | \$485               |

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 September 16th, 2025 at 8:18pm MDT