

## \$204,900 - 202 13111 140 Avenue, Edmonton

MLS® #E4452939

**\$204,900**

2 Bedroom, 2.00 Bathroom, 964 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

CARE FREE LIVING! EXCEPTIONAL VALUE in this IMMACULATE 2 Bedroom/ 2 Bathroom "Original Owner" Condo Backing East onto the Court Yard / Road access to the "Palisades Park Villas". This Open Concept Condo offers a Functional Kitchen with an Abundance of Cabinets & Eating Bar overlooking the Dining Area & Spacious Living room. The Primary Bedroom features a Walk-In Closet & 4pce Ensuite. The 2nd Bedroom is adjacent to the 3pce Main Bathroom. Other Features: Storage/Laundry room, A/C, East Facing Covered Balcony w/a Gas Line & One Parkade Stall w/a Storage Cage.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452939               |
| Price          | \$204,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 964                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202 13111 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B1              |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Parkade                                                                                 |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, 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 | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stucco                                                                   |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 51                |
| Zoning         | Zone 27           |
| Condo Fee      | \$485             |

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Listing information last updated on October 4th, 2025 at 3:32pm MDT