

## \$209,900 - 301 13005 140 Avenue, Edmonton

MLS® #E4419944

**\$209,900**

2 Bedroom, 2.00 Bathroom, 953 sqft  
Condo / Townhouse on 0.00 Acres

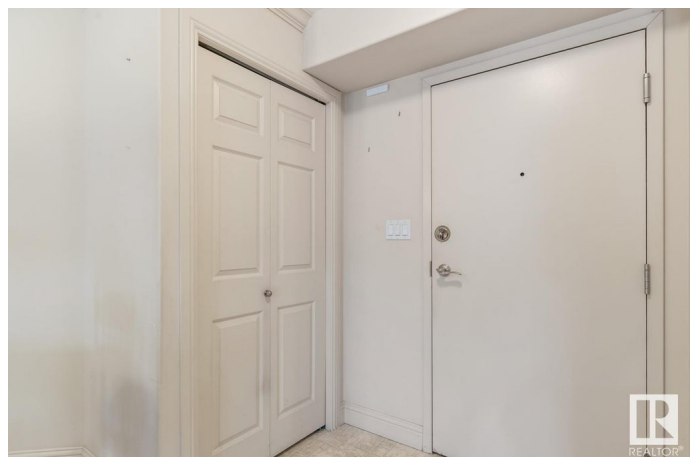
Pembina, Edmonton, AB

Welcome to this 952 sq ft apartment in the peaceful community of Pembina, NW Edmonton. This lovely 3rd-floor condo offers 2 bedrooms, including a primary with a 4-piece ensuite and a generous walk-in closet. The 2nd bedroom is on the opposite side, adjacent to a 3-piece bath—perfect for guests or roommates. The open layout features a well-designed kitchen with ample cabinets and counter space, a spacious dining area, and a comfortable living room, ideal for daily life and entertaining. Enjoy in-suite laundry, central A/C, and a west-facing balcony to soak in stunning spring and summer sunsets. Ideally located on the 3rd floor, just steps from the elevator. The titled underground parking stall and storage cage are conveniently next to the elevator. Situated close to public transportation, shopping, dining, and with easy access to major roadways, this home offers both comfort and convenience. PLUS, a well managed Condo with fees under \$500 and a strong Reserve Fund. A great place to call home!

Built in 2004

### Essential Information

MLS® #	E4419944
Price	\$209,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	953
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 13005 140 Avenue
Area	Edmonton
Subdivision	Pembina
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1X1

### Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Gazebo, No Animal Home, No Smoking Home, Secured Parking, Security Door, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	61
Zoning	Zone 27
Condo Fee	\$497

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Listing information last updated on April 2nd, 2025 at 2:47am MDT