

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

MLS® #E4429127

**\$204,900**

2 Bedroom, 2.00 Bathroom, 863 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

Welcome to Palisades Park Villas! This bright & spacious 2 bedroom/2 bath condo features in-suite laundry, french doors, crown mouldings, & a titled underground heated parking stall, w/ secured storage space. Walk into the open concept living area with a well-designed kitchen (with ample cabinets, counter space & storage), a spacious dining area, and a comfortable living room w/ patio doors leading to a private patio area; great for hosting, bbqing, or simply to enjoy the sunshine. The large primary bedroom with walk in closet and full bathroom is positioned on the opposite side of living area to the 2nd bedroom, for added privacy & comfort. Recent upgrades include fresh paint, new bathroom sinks & shower heads, newer dishwasher (2023), microwave (2022), & washer/dryer (2021). The condo building offers a central grass area w/ gazebo, a cozy lobby w/ couches, board games & book exchange, & a healthy reserve fund. Located steps from shopping, dining, transit & w/ quick access to the Henday & Yellowhead.

Built in 2005

### Essential Information

MLS® # E4429127

Price \$204,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	Deck, Gazebo, Parking-Visitor, Storage Cage
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, 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	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	72
Zoning	Zone 27
Condo Fee	\$449

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 June 15th, 2025 at 5:02pm MDT