

Courtesy Of Angela S Kostiuk Of Century 21 Leading

## **\$187,000 - 113 13111 140 Avenue, Edmonton**

MLS® #E4417018

**\$187,000**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

BEAUTIFUL 860 sq ft condo on the main floor of a well maintained building. Open Concept includes a kitchen with Bar. Dining Room and Living room with engineered Hardwood. 2 spacious bedrooms on either side with BRAND NEW CARPET. Primary bedroom includes a Walk-in closet and 4 piece bathroom. Second bathroom is a 3 piece with Shower. Private Patio (with gas BBQ hook-up) at the back of the building looks onto the outdoor parking stall. Another underground stall makes for TWO TITLED PARKING STALLS. The stacked washer and dryer are new, and this condo includes its own central A/C system. Surrounded by shops, restaurants, schools and public transport all within walking distance. Quiet complex. Find out what is possible at the Palisades Park Villas!



Built in 2006

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4417018  |
| Price          | \$187,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 861       |
| Acres          | 0.00      |
| Year Built     | 2006      |

|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 113 13111 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B1              |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Security Door, Natural Gas BBQ Hookup |
| Parking   | Stall, Underground                    |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Back Lane, Fenced, Landscaped, No Through Road, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 3rd, 2025 |
| Days on Market | 118               |

Zoning                      Zone 27  
Condo Fee                \$449



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