

## \$229,900 - 226 13111 140 Avenue, Edmonton

MLS® #E4423634

**\$229,900**

2 Bedroom, 2.00 Bathroom, 921 sqft  
Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

A beautiful condo complex. Experience the perfect blend of comfort and convenience in this beautiful condo complex. This bright and spacious unit boasts 2 bedrooms and 2 full bathrooms, providing ample space for relaxed living and hosting guests. The natural light floods the open-concept living area, highlighting the modern finishes and leading you to a large deck—ideal for morning coffee or evening gatherings. Feel secure in a safe building equipped with underground parking, ensuring peace of mind and protection from the elements year-round. Location is everything, and this condo delivers. Situated near a variety of restaurants and shopping centers, you'll have endless options for dining and entertainment right at your doorstep. Families will appreciate the proximity to schools, just a short walk or drive away, making morning routines a breeze. For those commuting or exploring the city, easy access to the Yellowhead and Henday highways means you can reach any destination with minimal hassle.

Built in 2006

### Essential Information

MLS® # E4423634

Price \$229,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	921
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	226 13111 140 Avenue
Area	Edmonton
Subdivision	Pembina
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0C4

### **Amenities**

Amenities	Air Conditioner, Deck, Parking-Visitor, Secured Parking, Storage Cage, Natural Gas BBQ Hookup
Parking	Parkade

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-2, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	35
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 April 5th, 2025 at 11:32am MDT