

## \$230,000 - 420 12550 140 Avenue, Edmonton

MLS® #E4460888

**\$230,000**

2 Bedroom, 3.00 Bathroom, 1,343 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Loft corner unit with wrap-around balcony! This spacious 2 bedroom, 3 bathroom condo features a bright, open-concept layout with a functional kitchen, perfect for everyday living or entertaining. The upper-level loft offers a flexible space that can be used as a primary bedroom, home office, or bonus living area, complete with its own full bathroom. The main floor includes two comfortably sized bedrooms, including a primary with a walk-through closet and private 4-piece ensuite. Enjoy the added convenience of in-suite laundry and one underground parking stall. Ideally located just off 137 Avenue and 127 Street, close to schools, parks, shopping, and more. A fantastic opportunity for first-time buyers, young family, downsizers, or investors!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460888  |
| Price          | \$230,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,343     |
| Acres          | 0.00      |
| Year Built     | 2004      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 420 12550 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 6J4              |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Car Wash, Parking-Visitor, Social Rooms, See Remarks |
| Parking Spaces | 1                                                    |
| Parking        | Underground                                          |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Water                                                                                         |
| # of Stories      | 4                                                                                                                   |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Caernarvon, St Timothy |
| Middle     | Rosslyn, St. Edmund    |

High Queen Elizabeth

**Additional Information**

Date Listed           October 4th, 2025  
Days on Market     32  
Zoning                Zone 27  
Condo Fee            \$859

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