

Courtesy Of Gabriela Humeniuk Of Real Broker

## \$205,000 - 210 13111 140 Avenue, Edmonton

MLS® #E4460975

### \$205,000

2 Bedroom, 2.00 Bathroom, 1,023 sqft  
Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

This 2-bedroom, 2-bathroom condo presents an excellent investment or future home opportunity. Currently tenant-occupied under a 12-month lease, it's perfect for investors seeking a property with reliable income or for empty nesters planning to move in once the lease ends. Featuring a functional open-concept layout with crown moldings, California knockdown ceilings. This home blends style with practicality. The spacious kitchen boasts rich maple cabinetry, black appliances, a breakfast bar, and a dedicated dining area. The living room is upgraded with laminate flooring, while the bedrooms feature cozy wool carpets. The primary suite comfortably fits a king bed and includes a walk-in closet and a 5-piece ensuite. A second bedroom and full bath provide flexibility for family, guests, or a home office. Enjoy southwest-facing exposure for abundant natural light, in-suite laundry, heated underground parking with a storage cage and balcony. Pet-friendly, professionally managed building located close to amenities

Built in 2005

### Essential Information

MLS® #	E4460975
Price	\$205,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	210 13111 140 Avenue
Area	Edmonton
Subdivision	Pembina
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B1

### Amenities

Amenities	Carbon Monoxide Detectors, Intercom, No Animal Home, Parking-Visitor, Secured Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, 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	Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 6th, 2025
Days on Market	30
Zoning	Zone 27
Condo Fee	\$485

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 November 5th, 2025 at 11:02am MST