

## \$209,900 - 226 13111 140 Avenue, Edmonton

MLS® #E4457627

### \$209,900

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

Visit REALTOR® website for additional information. IMMACULATE 2 bedroom, 2 full bath condo offering comfort, style, and convenience. This well-maintained home features CENTRAL AIR CONDITIONING, an open floor plan, FRESH PAINT throughout, and a LARGE DECK with a NATURAL GAS BARBECUE included perfect for entertaining. The SPACIOUS primary suite boasts a 4 piece ensuite bath and a large walk-in closet, while the second bedroom is served by another full bathroom, ideal for guests or family. Enjoy the benefit of TITLED UNDERGROUND HEATED PARKING with additional storage. The building is meticulously cared for, offering plenty of VISITOR PARKING and a welcoming atmosphere. PET FRIENDLY (with board approval) and ideally located close to restaurants, shopping, schools, and public transportation, this condo combines modern living with everyday convenience.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457627  |
| Price      | \$209,900 |
| 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     | 226 13111 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B1              |

### Amenities

|           |                                                                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Single Indoor                                                                                                                                           |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Water                                                                                                                                    |
| # 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                      September 12th, 2025  
Days on Market                33  
Zoning                              Zone 27  
Condo Fee                        \$489

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