

# \$212,900 - 419 13005 140 Avenue, Edmonton

MLS® #E4449995

## \$212,900

2 Bedroom, 2.00 Bathroom, 969 sqft  
Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

Charming 2-Bed, 2-Bath Condo with Balcony  
Discover this inviting 2-bedroom, 2-bath condo that offers comfort and convenience. Located in a well-maintained building with only two neighbors (below and beside), this home provides a peaceful retreat with easy access to downtown. Enjoy the open balcony, perfect for fresh air or morning coffee. Inside, the spacious layout maximizes natural light and flow, enhancing your living experience. Heated Underground Parking and a storage cage. Well maintained by its original owner, this smoke-free, pet-free home showcases superior care. Embrace the vibrant atmosphere and prime location of this charming retreat. See how this exceptional condo can become your new haven.



Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449995  |
| Price          | \$212,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 969       |
| Acres          | 0.00      |
| Year Built     | 2004      |

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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 419 13005 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 1X1              |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Security Door, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                 |
| Parking        | Heated, Underground                                                               |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Fan Coil, 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 | July 28th, 2025 |
|-------------|-----------------|

Days on Market     39  
Zoning                Zone 27  
Condo Fee           \$485



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Listing information last updated on September 5th, 2025 at 1:33pm MDT