

## \$209,900 - 202 13111 140 Avenue, Edmonton

MLS® #E4452939

**\$209,900**

2 Bedroom, 2.00 Bathroom, 964 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

CARE FREE LIVING! EXCEPTIONAL VALUE in this IMMACULATE 2 Bedroom/ 2 Bathroom "Original Owner" Condo Backing East onto the Court Yard / Road access to the "Palisades Park Villas". This Open Concept Condo offers a Functional Kitchen with an Abundance of Cabinets & Eating Bar overlooking the Dining Area & Spacious Living room. The Primary Bedroom features a Walk-In Closet & 4pce Ensuite. The 2nd Bedroom is adjacent to the 3pce Main Bathroom. Other Features: Storage/Laundry room, A/C, East Facing Covered Balcony w/a Gas Line & One Parkade Stall w/a Storage Cage.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452939               |
| Price          | \$209,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 964                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



Status Active

### Community Information

Address 202 13111 140 Avenue  
Area Edmonton  
Subdivision Pembina  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6V 0B1

### Amenities

Amenities Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Secured Parking, Security Door  
Parking Parkade

### Interior

Interior Features ensuite bathroom  
Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating Fan Coil, Natural Gas  
# of Stories 4  
Stories 4  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Stucco  
Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed August 14th, 2025  
Days on Market 26  
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 September 9th, 2025 at 12:47am MDT