

Courtesy Of Clint L Hogg Of Sable Realty

## \$217,500 - 310 13111 140 Avenue, Edmonton

MLS® #E4447400

### \$217,500

2 Bedroom, 2.00 Bathroom, 960 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

Updated 960 sq ft 2-bed, 2-bath condo with TWO TITLED PARKING STALLS in a quiet complex in Pembina. Functional layout with bedrooms on opposite sides—great for privacy. The large primary has a walk-in closet and 4-piece ensuite. Second bedroom sits next to a 3-piece bath, perfect for guests or roommates. Updates over the years include: Carpets replaced and fully painted July 2025. Vinyl plank flooring, tile in both bathrooms, fridge (2023), and microwave hood fan (2025). A/C and furnace serviced in 2024. The open kitchen, spacious dining area, and cozy living room lead to a west-facing balcony—perfect for sunset views. In-suite laundry, central A/C, and titled underground parking + storage cage and titled outdoor stall. Prime location near transit, shopping, restaurants, and major roadways. Comfort, convenience, and value all in one!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447400  |
| Price          | \$217,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 960       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 310 13111 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B1              |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 2                                                                                                |
| Parking        | Heated, Underground                                                                              |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| # of Stories      | 4                                                                                                                     |
| Stories           | 4                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 27         |
| Condo Fee      | \$497           |

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Listing information last updated on August 3rd, 2025 at 1:02pm MDT