

# \$199,900 - 408 13111 140 Avenue, Edmonton

MLS® #E4427781

**\$199,900**

2 Bedroom, 2.00 Bathroom, 862 sqft  
Condo / Townhouse on 0.00 Acres

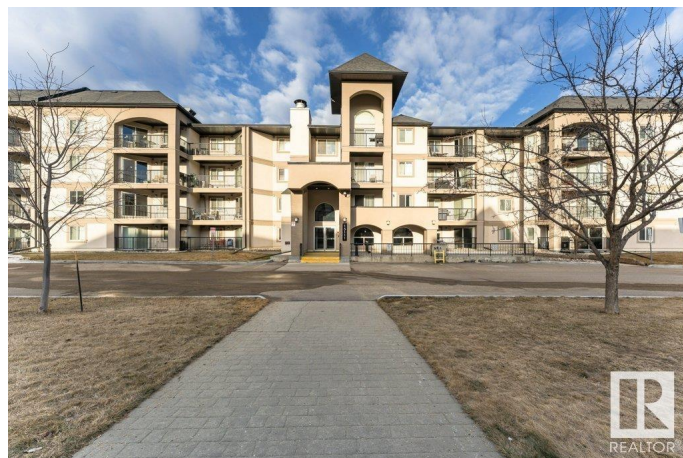
Pembina, Edmonton, AB

**GREAT VALUE - AMAZING LOCATION!**  
Top-floor 2-bed, 2-bath gem in an amazing location at Palisade Park Villas! Built in 2007, this quiet condo offers a west-facing balcony with views and central A/C too. Well kept maple cabinets, 6" baseboards, crown molding, California knock-down ceiling, eat-up bar to the kitchen, in-suite laundry, and underground parking with storage. A full 4 pc ensuite and a separate 3 pc main bathroom too! This home is freshly painted, clean, and move-in ready. Steps to an abundance of shopping, transit, entertainment banking, public transportation, parks, pathways and schoolsâ€”perfectly located for convenience yet peaceful living.

Built in 2005

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4427781          |
| Price          | \$199,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 862               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |



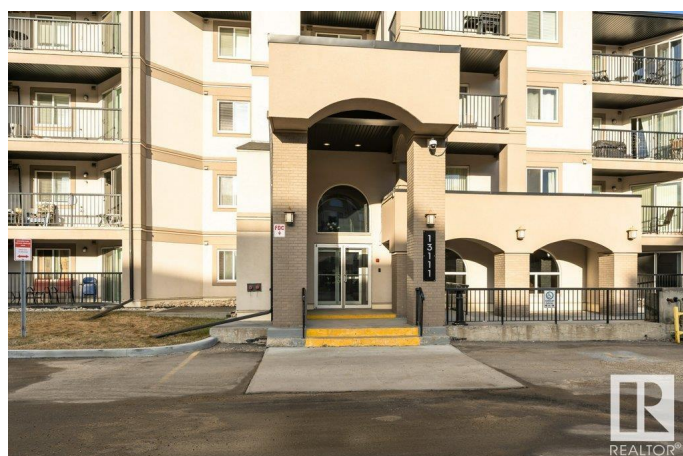
13111 140 Ave NW, Edmonton, AB

Main Floor Interior Area 862.12 sq ft



PREPARED: 2025/01/27

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 408 13111 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B1              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Storage-Locker Room, Vinyl Windows, See Remarks |
| Parking Spaces | 1  |
| Parking        | Heated, Stall, Underground                                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stucco                          |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 27          |
| Condo Fee      | \$449            |

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Listing information last updated on April 11th, 2025 at 9:47am MDT