

# \$218,000 - 310 13111 140 Avenue, Edmonton

MLS® #E4437159

**\$218,000**

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: 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® #	E4437159
Price	\$218,000
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	Dishwasher-Built-In, Dryer, 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	Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	8
Zoning	Zone 27
Condo Fee	\$497

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 May 25th, 2025 at 9:17am MDT