

# \$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

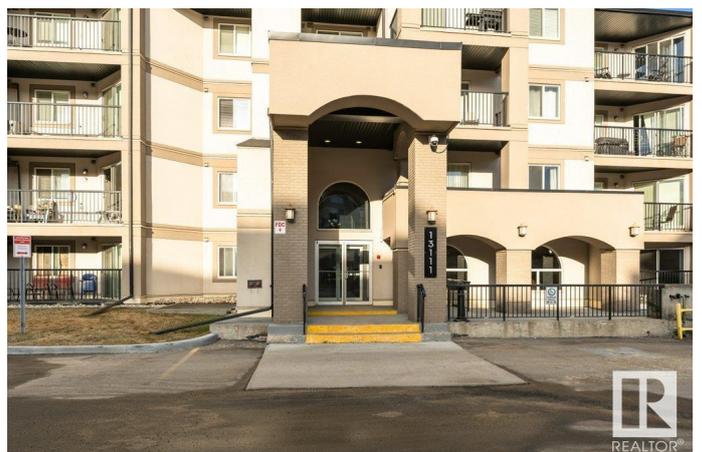
Main Floor Interior Area 862.12 sq ft



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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	11
Zoning	Zone 27
Condo Fee	\$449

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Listing information last updated on April 7th, 2025 at 9:47am MDT