

## **\$194,900 - 216 12550 140 Avenue, Edmonton**

MLS® #E4446978

### **\$194,900**

2 Bedroom, 2.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Remarkable 2 bedroom condo with 2 full bathrooms and heated underground parking, in a very well kept complex. The kitchen has an island, glass tile backsplash appliances are now black and the over the range microwave is stainless steal, there are lots of cupboards, and is open to the dining area. The bright living room has a/c and sliding door that goes out to the south facing sunny balcony. Two spacious bedrooms, primary bedroom has a walk-thru closet to the 4 piece ensuite. Loads of storage in this unit plus in-suite laundry. New lighting & hardware throughout. Walking distance to all amenities and easy access to Yellowhead and Anthony Henday! The seller is willing to do a fresh coat of paint, new lighting, faucet and hardware.

Built in 2004

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4446978  |
| Price          | \$194,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 840       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 216 12550 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 6J4              |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Intercom, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                |
| Parking        | Parkade, Underground                                                                                             |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                                     |
| # of Stories      | 4                                                                                                                                     |
| Stories           | 1                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                     |

### Exterior

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

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 10th, 2025 |
|-------------|-----------------|

Days on Market     70  
Zoning                Zone 27  
Condo Fee           \$555



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