

## **\$160,000 - 215 13111 140 Avenue, Edmonton**

MLS® #E4460468

**\$160,000**

1 Bedroom, 1.00 Bathroom, 645 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

PREMIER 1-BEDROOM CONDO LIVING AT PALISADES PARK VILLAS: THIS IS THE ONE! STOP THE CAR! This isn't just a condo—it's a lifestyle upgrade! Conveniently located, this PRISTINE 1-bedroom condo in Palisades Park Villas is absolutely LOADED with upgrades you've been searching for: sparkling tile/laminate floors, designer custom tile backsplash, sleek stainless-steel appliances, and glorious air conditioning. Imagine relaxing on your private WEST-FACING BALCONY with a natural gas BBQ hookup —perfect for summer evenings! The unit shines, having been recently painted with modern, bright neutral grey tones. The GOURMET maple kitchen is a chef's delight, boasting ample counter space, an eat-in breakfast bar, a bank of pot drawers, and a glass cook-top stove. A stylish custom light fixture defines the dining space, which easily accommodates a four-person table. ULTRA-CONVENIENT in-suite laundry means no more trips to the laundromat! Even better, the incredibly LOW CONDO FEES \$327.56 INCLUDE YOUR HEAT & WATER!



Built in 2006

### **Essential Information**

MLS® # E4460468

Price \$160,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 645                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 215 13111 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B1              |

### Amenities

|           |                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Closet Organizers, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Natural Gas BBQ Hookup |
| Parking   | Stall                                                                                                                                                                       |

### Interior

|              |                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Fan Coil, Hot Water, Natural Gas                                                                                                                     |
| # of Stories | 4                                                                                                                                                    |
| Stories      | 1                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                  |
| Basement     | None, No Basement                                                                                                                                    |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                               |
| Exterior Features | Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 27           |
| Condo Fee      | \$328             |

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Listing information last updated on October 29th, 2025 at 6:47pm MDT