

Courtesy Of Gabriella Maddalena-Makar Of RE/MAX Elite

## \$214,900 - 107 13111 140 Avenue, Edmonton

MLS® #E4429127

**\$214,900**

2 Bedroom, 2.00 Bathroom, 863 sqft  
Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

Welcome to Palisades Park Villas! This bright & spacious 2 bedroom/2 bath condo features in-suite laundry, french doors, crown mouldings, & a titled underground heated parking stall, w/ secured storage space. Walk into the open concept living area with a well-designed kitchen (with ample cabinets, counter space & storage), a spacious dining area, and a comfortable living room w/ patio doors leading to a private patio area; great for hosting, bbqing, or simply to enjoy the sunshine. The large primary bedroom with walk in closet and full bathroom is positioned on the opposite side of living area to the 2nd bedroom, for added privacy & comfort. Recent upgrades include fresh paint, new bathroom sinks & shower heads, newer dishwasher (2023), microwave (2022), & washer/dryer (2021). The condo building offers a central grass area w/ gazebo, a cozy lobby w/ couches, board games & book exchange, & a healthy reserve fund. Located steps from shopping, dining, transit & w/ quick access to the Henday & Yellowhead.

Built in 2005

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429127  |
| Price  | \$214,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 863                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 107 13111 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B1              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Gazebo, Parking-Visitor, Storage Cage |
| Parking   | Heated, Underground                         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 27         |
| Condo Fee      | \$449           |

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Listing information last updated on April 23rd, 2025 at 11:02am MDT