

# \$300,000 - 12 12930 140 Ave, Edmonton

MLS® #E4426275

**\$300,000**

3 Bedroom, 2.50 Bathroom, 1,367 sqft  
Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

This charming 3-bedroom townhouse offers 1366.92 sq. ft. of well-designed living space and is located in the desirable Pembina neighborhood at 12930, 140 Ave NW, Edmonton. The home features a tandem 2-car ATTACHED Garage, upgraded FURNACE in 2023, and NEW KITCHEN APPLIANCES, including a stylish NEW Backsplash. The main floor includes a spacious living area has washroom and it comes with brand-new laminated flooring and gas fireplace, providing a welcoming atmosphere. The upstairs features a large master bedroom with 4 piece ensuite, two additional bedrooms, and two full bathroom. Outside, the low-maintenance deck offers a relaxing space to enjoy the outdoors. The townhouse is conveniently located near schools like Pembina School, J.H. Picard Catholic School, and Sister Alphonse Academy, as well as shopping centers like Kingsway Mall.

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426275  |
| Price      | \$300,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,367             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12 12930 140 Ave |
| Area        | Edmonton         |
| Subdivision | Pembina          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0C4          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Hot Water Electric, No Animal Home, Parking-Extra, Parking-Visitor |
| Parking Spaces | 3  |
| Parking        | Double Garage Attached, Insulated  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | See Remarks   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Vinyl  |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                        |
|--------------|------------------------|
| Construction | Concrete, Brick, Vinyl |
| Foundation   | Concrete Perimeter     |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Hilwie Hamdon School  |
| Middle     | École Alexandre-Taché |
| High       | Ross Sheppard School  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 27          |
| Condo Fee      | \$347            |

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 April 4th, 2025 at 10:32pm MDT