

## **\$199,900 - 216 12550 140 Avenue, Edmonton**

MLS® #E4446978

**\$199,900**

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	\$199,900
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
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Days on Market 13  
Zoning Zone 27  
Condo Fee \$555



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