

# \$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	17
Zoning	Zone 27
Condo Fee	\$347

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