

## \$199,000 - 308 12550 140 Avenue, Edmonton

MLS® #E4453396

**\$199,000**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

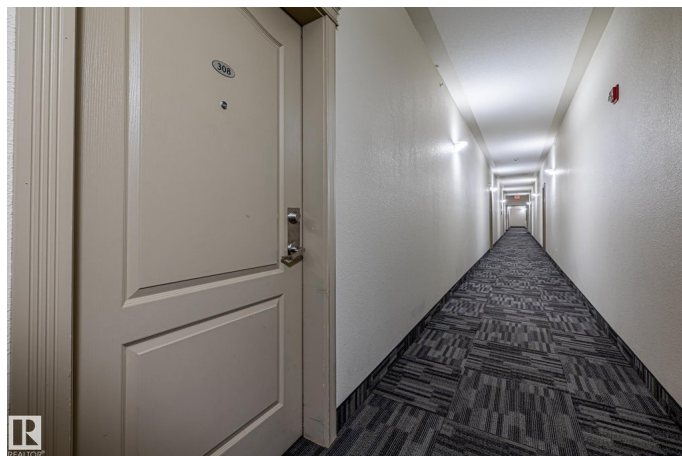
SPACIOUS 2 Bed 2 Bath with in suite laundry, storage, and 2 PARKING STALLS including one underground heated stall! PET FRIENDLY, family friendly building with a great location, steps from SUPERSTORE, Home Depot, and plenty of other great amenities. Located in a quiet building, with a large deck, a nice open concept kitchen with wood cabinets, and NEWER laminate floors. This is a great starter home opportunity, with low condo fees, and a fantastic location! A MUST SEE!

Built in 2004

### Essential Information

MLS® #	E4453396
Price	\$199,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	308 12550 140 Avenue
Area	Edmonton
Subdivision	Baranow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6J4

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, Intercom, No Animal Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Barrier Free Home
Parking Spaces	2
Parking	Heated, Stall, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Low Maintenance Landscape, No Back Lane, No Through Road, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 16th, 2025
Days on Market	1
Zoning	Zone 27
Condo Fee	\$559

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Listing information last updated on August 17th, 2025 at 2:32pm MDT