

## \$189,900 - 206 13908 136 Street, Edmonton

MLS® #E4458561

**\$189,900**

2 Bedroom, 2.00 Bathroom, 795 sqft

Condo / Townhouse on 0.00 Acres

Hudson, Edmonton, AB

Welcome to #206, 13908 136 Street in desirable Hudson Village! This bright and well-maintained 2-bedroom, 2-bathroom condo offers an ideal layout with bedrooms on opposite sides for privacy and a spacious open-concept living and dining area. The kitchen features plenty of cabinetry and a breakfast bar, while the living room flows onto a private balcony—perfect for morning coffee or evening relaxation. You™ll appreciate the convenience of an underground heated parking stall, keeping your vehicle warm and secure year-round. Condo fees of only \$573.79/month include electricity, heat and water, giving you predictable monthly costs. An excellent tenant is already in place with a lease until January 31, 2026, making this a great turn-key investment or future home. Hudson Village offers easy access to shopping, schools, parks and major commuter routes. Don™t miss this well-kept, income-generating property in a fantastic location!

Built in 2005

### Essential Information

MLS® # E4458561

Price \$189,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 795                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 206 13908 136 Street |
| Area        | Edmonton             |
| Subdivision | Hudson               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 1Y4              |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Secured Parking, Storage-In-Suite, Television Connection |
| Parking Spaces | 1                                                                                                                       |
| Parking        | Underground                                                                                                             |

### Interior

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

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                       |
| Exterior Features | Golf Nearby, Landscaped, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 35                   |
| Zoning         | Zone 27              |
| Condo Fee      | \$574                |

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 October 24th, 2025 at 3:17am MDT