

Courtesy Of Emily Kwok Of Real Broker

## \$295,000 - 3 12930 140 Avenue, Edmonton

MLS® #E4444749

**\$295,000**

3 Bedroom, 2.50 Bathroom, 1,369 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

**QUICK POSSESSION AVAILABLE!** Welcome to this conveniently located townhouse in the desirable Pembina neighborhood! As you step inside, you'll be invited by an expansive living room featuring a cozy gas fireplace, perfect for enjoying those cold winter days. The open and spacious kitchen boasts a large corner pantry, seamlessly connecting to a roomy dining area with direct access to the back patio. Upstairs, you'll find the convenience of second floor laundry and three spacious bedrooms. The primary bedroom offers a walk-in closet and an ensuite with double sinks. The heated tandem attached garage provides parking for two cars, with an additional spot on the driveway for a third vehicle, and heated trace (drain) for winter. This garage also includes a dedicated workshop area, ideal for hobbies or extra storage. Just steps away from this well-managed complex, you'll discover a wide array of amenities, including supermarkets, restaurants, schools, public transportation, and much more!

Built in 2007

### Essential Information

MLS® # E4444749

Price \$295,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,369             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3 12930 140 Avenue |
| Area        | Edmonton           |
| Subdivision | Pembina            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6V 0C4            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Deck, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 3  |
| Parking        | Front Drive Access, Heated, Insulated, Single Garage Attached, Tandem              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Flat Site, Level Land, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Hilwie Hamdon School |
| Middle     | Hilwie Hamdon School |
| High       | Ross Sheppard School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 27         |
| Condo Fee      | \$347           |

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Listing information last updated on July 6th, 2025 at 12:32pm MDT