

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

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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
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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	31
Zoning	Zone 27
Condo Fee	\$347

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