

## **\$189,999 - 212 12550 140 Avenue, Edmonton**

MLS® #E4457310

**\$189,999**

2 Bedroom, 2.00 Bathroom, 871 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Welcome to this beautifully maintained and freshly painted 2 bedroom, 2 bathroom corner unit located in a secure and well-managed building in NW Edmonton! With 871.17 sq ft of thoughtfully designed living space, this second-floor unit offers the perfect combination of comfort, convenience, and lifestyle. Step inside and enjoy the abundance of natural sunlight pouring in from the east and south-facing windows. The open-concept layout features a spacious living and dining area, a functional kitchen, and in-suite laundry AND STORAGE ROOM. One of the standout features is the large wraparound balcony. The building is secure and features a community room, great maintenance, onsite management and ample visitor parking. Youâ€™ll love the unbeatable location â€“ everything you need is within walking distance: Top-rated schools Banks, grocery stores, and major supermarkets Popular restaurants and coffee shops like McDonaldâ€™s and Tim Hortons Easy access to transit and major roadways Move-in ready and priced to sell

Built in 2004

### **Essential Information**

MLS® # E4457310

Price \$189,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 871                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 212 12550 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 6J4              |

### Amenities

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Sprinkler System-Fire |
| Parking   | Stall                                                                                                                 |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 65                   |
| Zoning         | Zone 27              |
| Condo Fee      | \$525                |

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Listing information last updated on November 15th, 2025 at 9:47am MST