

## \$295,000 - 12 12930 140 Avenue, Edmonton

MLS® #E4461407

**\$295,000**

3 Bedroom, 2.50 Bathroom, 1,367 sqft  
Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

This is a Move in Ready for home for a first time buyer or investor. This charming 3-bedroom townhouse offers 1366.92 sq. ft. of well-designed living space and is located in the desirable Pembina neighborhood at 12930, 140 Ave NW, Edmonton. The home features a tandem 2-car ATTACHED Garage, upgraded FURNACE in 2023, and NEW KITCHEN APPLIANCES, including a stylish NEW Backsplash. The main floor includes a spacious living area has washroom and it comes with brand-new laminated flooring and gas fireplace, providing a welcoming atmosphere. The upstairs features a large master bedroom with 4 piece ensuite, two additional bedrooms, and two full bathroom. Outside, the low-maintenance deck offers a relaxing space to enjoy the outdoors. The townhouse is conveniently located near schools like Pembina School, J.H. Picard Catholic School, and Sister Alphonse Academy, as well as shopping centers like Kingsway Mall.

Built in 2007

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4461407  |
| Price    | \$295,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,367             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 12930 140 Avenue |
| Area        | Edmonton            |
| Subdivision | Pembina             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 0C4             |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Hot Water Electric, No Smoking Home, Parking-Extra, Parking-Visitor |
| Parking   | Double Garage Attached, Insulated, Tandem                                                            |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | None, No Basement                                                                                                                                    |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 27           |
| Condo Fee      | \$347             |

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Listing information last updated on October 21st, 2025 at 3:47am MDT