

## \$200,000 - 212 12550 140 Avenue, Edmonton

MLS® #E4441532

**\$200,000**

2 Bedroom, 2.00 Bathroom, 871 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Welcome to this bright and beautifully updated 2-bedroom, 2-bathroom corner unit in NW Edmonton! With 871.17 sq ft of stylish living space, this condo features fresh paint, in-suite laundry and in-suite storage, a new main door, and an abundance of natural light thanks to its south and east-facing exposure. Enjoy sunny mornings and relaxing evenings on the south-east facing balcony. The open layout is perfect for modern living, with spacious bedrooms and a private ensuite in the primary suite. Located in a well-maintained building with professional management, residents also enjoy access to a party room, ideal for gatherings and special occasions. Just steps from Superstore, T&T Supermarket, Tim Hortons, McDonaldâ€™s, Dairy Queen, and many more amenities, this condo offers exceptional value in a prime location. Perfect for first-time buyers, downsizers, or investors.

Built in 2004

### Essential Information

MLS® #	E4441532
Price	\$200,000
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, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Social Rooms, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	1
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                      June 10th, 2025  
Days on Market                86  
Zoning                              Zone 27  
Condo Fee                        \$525

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