

# **\$170,000 - 307 12550 140 Avenue, Edmonton**

MLS® #E4461548

**\$170,000**

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

REFRESHED 2 bedroom, 2 bath, CORNER UNIT with 2 PARKING STALLS in North West Edmonton! 3rd floor condo in Stoneridge. FRESH paint, LUXURY vinyl plank floors, NEW broadloom in the bedrooms, MODERN back splash tile and more! The floor plan is so FUNCTIONAL, with PRIVACY built-in; it has the bedrooms separated by the living area, perfect for a home office or room mate. Do your LAUNDRY, "in suite," so convenient and found in the large 4 piece bathroom. Entertain in the BRIGHT living room, it gives access to the large, COVERED, rare, WRAP AROUND BALCONY, an amazing place to enjoy morning coffee or to have an evening chat; the placement of this unit is ideal for the view and is one of the QUIETEST in the complex. Cook in the REFURBISHED kitchen, it has CONTRASTING black appliances, new counter tops, and modern back splash tile to enhance your culinary experience. Two out door stalls included, TURN KEY condition, see it you'll LOVE this place!

Built in 2004

## **Essential Information**

MLS® # E4461548

Price \$170,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 904                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 307 12550 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 6J4              |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Deck, Parking-Visitor, Security Door, Social Rooms, Storage-In-Suite |
| Parking Spaces | 2                                                                    |
| Parking        | Stall                                                                |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                   |
| Stories           | 1                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | None, No Basement                                                                                   |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 27           |
| Condo Fee      | \$550             |

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Listing information last updated on October 25th, 2025 at 5:32pm MDT