

## \$209,900 - 417 12650 142 Ave, Edmonton

MLS® #E4449311

**\$209,900**

2 Bedroom, 2.00 Bathroom, 883 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

TOP FLOOR Unit with TWO Surface Parking Stalls, Small DEN and A PRIVATE BALCONY | Prime Location | Move-In Ready! Welcome to this bright and beautifully updated top-floor condo, perfectly located just minutes from ISLAMIC ACADEMY, Anthony Henday, Schools, Shopping Plazas, and Bus Stops, Minutes away from SAVE ON FOODS and SUPER STORE—ideal for convenience and lifestyle! This unit features 2 energized parking stalls, BRAND NEW FRIDGE AND BRAND NEW ELECTRIC RANGE, NEWER MICROWAVE, FRESH PAINT, and is flooded with natural sunlight throughout. Enjoy a spacious layout with IN-SUITE Laundry, GRANITE COUNTERTOP THROUGHOUT, a private ensuite bathroom, and modern finishes that make this home both stylish and functional. The building offers excellent amenities, including a fully equipped GYM and plenty of VISITOR parking. Whether you™re a first-time buyer, downsizing, or investing, this condo checks all the boxes. Don™t miss your chance to own this exceptional home! Some pictures are virtually staged. SHOWS 10/10

Built in 2014

### Essential Information

MLS® #

E4449311



|                |                        |
|----------------|------------------------|
| Price          | \$209,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 883                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 417 12650 142 Ave |
| Area        | Edmonton          |
| Subdivision | Baranow           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 0J4           |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Vinyl Windows |
| Parking Spaces | 2                                                                                             |
| Parking        | 2 Outdoor Stalls                                                                              |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Caernarvon School |
|------------|-------------------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 27         |
| Condo Fee      | \$429           |

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Listing information last updated on August 6th, 2025 at 5:18pm MDT