

## \$369,369 - 415 12650 142 Avenue, Edmonton

MLS® #E4448834

**\$369,369**

2 Bedroom, 2.00 Bathroom, 905 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

**PRIME LOCATION! TOP FLOOR! CORNER UNIT!** With an abundance of natural light to this top floor open concept unit, you will never want to leave! Immaculately kept, ample storage, two spacious bedrooms, two bathrooms, two parking stalls (right beside main door entry). Wrap around balcony and in unit laundry. Moments away from schools (existing & up coming), shopping centers, recreation centers, public transit, shopping centers, fitness centers, parks, Anthony Henday, St.Albert, all amenities - anything and everything you are looking for literally at your fingertips. Whether you are looking for your first or next home, or your first or next investment, look no further!

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4448834          |
| Price          | \$369,369         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 905               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 415 12650 142 Avenue |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 0J4              |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Party Room, Recreation Room/Centre, Sprinkler System-Fire, Sprinkler Sys-Underground, Television Connection, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                                                                                                                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                |
| Appliances        | Air Cleaner-Electronic, Dishwasher - Energy Star, Dryer, Freezer, Furniture Included, Intercom, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum Systems, Washer - Energy Star, TV Wall Mount, Curtains and Blinds |
| Heating           | Baseboard, Natural Gas                                                                                                                                                                                                                                          |
| # of Stories      | 4                                                                                                                                                                                                                                                               |
| Stories           | 4                                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                             |
| Basement          | None, No Basement                                                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Corner Lot, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 86              |
| Zoning         | Zone 27         |
| Condo Fee      | \$448           |

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Listing information last updated on October 14th, 2025 at 5:02pm MDT