

## \$169,000 - 309 12650 142 Avenue, Edmonton

MLS® #E4455710

**\$169,000**

1 Bedroom, 1.00 Bathroom, 625 sqft

Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

LOW CONDO FEES! Now is the perfect time to purchase your first home with this charming 1-bedroom, 1-bathroom + den condo! Spanning 620 square feet, this open-concept condo features sleek laminate flooring throughout, granite countertops, in-suite laundry, and a spacious master bedroom with a walk-through closet leading to the bathroom. Enjoy the bright morning sun streaming through sliding doors that open to your private balcony. Working from home? Or needing a calming place to relax after a long day at work? This property perfectly balances both comfort and convenience! Ideally located, just minutes from shopping, restaurants, public transportation, grocery stores, schools, parks, and easy access to the Anthony Henday! Why rent when you could own? It's a great time to invest in your future, whether you're a first-time homeowner or an investor looking for a solid opportunity.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455710  |
| Price      | \$169,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 625                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 309 12650 142 Avenue |
| Area        | Edmonton             |
| Subdivision | Baranow              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 0J4              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Water                                                                   |
| # of Stories | 4                                                                                  |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | None, No Basement                                                                  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Kensington School |
|------------|-------------------|

|        |                        |
|--------|------------------------|
| Middle | Rosslyn School         |
| High   | Queen Elizabeth School |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 63                  |
| Zoning         | Zone 27             |
| Condo Fee      | \$298               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 2:32pm MST