

## \$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 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	3
Zoning	Zone 27
Condo Fee	\$429

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 July 27th, 2025 at 9:17pm MDT