

## \$199,900 - 2316 139 Avenue, Edmonton

MLS® #E4454656

**\$199,900**

3 Bedroom, 1.50 Bathroom, 1,034 sqft

Condo / Townhouse on 0.00 Acres

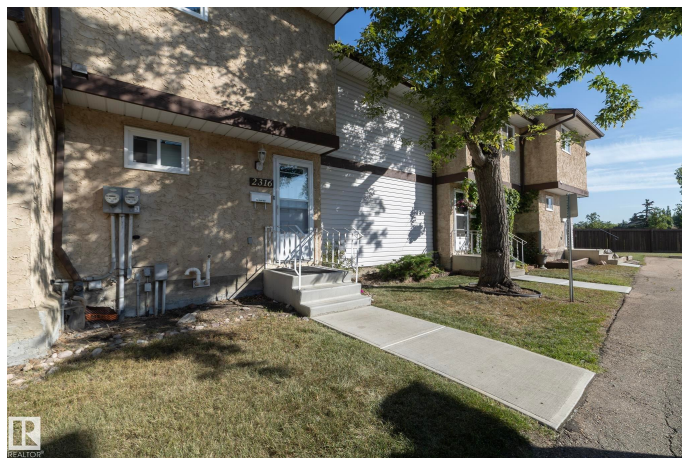
Bannerman, Edmonton, AB

Welcome to this 3 bedroom, RENOVATED townhome with FULLY FINISHED BASEMENT in quiet crescent backing on to a play ground and elementary school. This home features a large living room & dining room as well as a spacious kitchen with newer stainless steel appliances. Adjacent to the dining room is a good sized backyard with new vinyl fencing & private setting backing a park. Upstairs offers 3 good sized bedrooms with oversized primary suite. 4piece common bath and plenty of closets. Basement is fully developed & offers a large family room, computer area, storage & laundry. Fantastic location. Very close to the river valley & walking trails, shopping center, recreation facility, grocery store, banks and shops. A great place to call home in excellent location.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454656  |
| Price          | \$199,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,034     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1979              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2316 139 Avenue |
| Area        | Edmonton        |
| Subdivision | Bannerman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1R7         |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Parking-Visitor, See Remarks |
| Parking   | Stall                                                                                       |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 3                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 5                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$250   |

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Listing information last updated on August 29th, 2025 at 5:17pm MDT