

Courtesy Of Justin Tazi Of Exp Realty

## **\$209,800 - 404 13710 150 Avenue, Edmonton**

MLS® #E4436841

**\$209,800**

2 Bedroom, 2.00 Bathroom, 874 sqft

Condo / Townhouse on 0.00 Acres

Cumberland, Edmonton, AB

Top-floor, west-facing condo built by Urban Landmarks Master Builder. This exceptionally well-constructed unit offers a spacious open-concept layout featuring two generously sized bedrooms and two full bathrooms. The primary suite is a standout, complete with a large walk-in closet and a luxurious five-foot fiberglass walk-in shower with dual glass panel doors, providing a spa-like experience. Featuring a modern kitchen with maple cabinetry, a convenient eating bar, and an open flow into a bright dinette and living room. Large patio doors lead out to a west-facing balcony, where you can enjoy stunning sunsets and take advantage of the gas BBQ hookup for summer grilling. Additional features include in-suite storage and laundry, and a heated underground parking stall. Skyview Landing III offers access to a fitness room, social room, air-conditioned corridors, video surveillance at the main entrance and in the parkade. Fantastic location, close to shopping, parks, public transit and major roadways.

Built in 2006

### **Essential Information**

MLS® # E4436841

Price \$209,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 874                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 404 13710 150 Avenue |
| Area        | Edmonton             |
| Subdivision | Cumberland           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B2              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Parking-Visitor, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking   | Heated, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Metal, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 42             |
| Zoning         | Zone 27        |
| Condo Fee      | \$602          |

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Listing information last updated on June 27th, 2025 at 12:48pm MDT