

## \$199,900 - 12804 140 Avenue, Edmonton

MLS® #E4441476

**\$199,900**

2 Bedroom, 1.00 Bathroom, 723 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

Welcome to Aloft Skyview where MODERN LIFESTYLE MEETS URBAN CONVENIENCE. Conveniently located steps away from 127 ST & 137 AVE with ALL ESSENTIAL AMENITIES such as GROCERY STORES, RESTAURANTS, GAS STATION, REGISTRY, etc. This GORGEOUS UNIT features an EXQUISITE OPEN-CONCEPT DESIGN with LARGE WINDOWS that brings in lots of NATURAL SUNLIGHT. Upon entering, you'll be greeted by a BEAUTIFUL KITCHEN with fully upgraded STAINLESS STEEL APPLIANCES that compliments well with the MODERN, SLEEK yet DEEPER & HIGHER CABINETS for extra storage space. This spacious condo is just over 723 sq.ft. and comes with 2 bedrooms & 1 full bathroom. Upgrades include QUARTZ COUNTERTOP, TILE BACK SPASH, LED LIGHTING, HUGE WINDOWS, MASSIVE WALK-IN-CLOSETS, FRONT LOAD WASHER & DRYER front and one UNDERGROUND HEATED parking stall. UNIT IS AVAILABLE FOR QUICK POSSESSION. Beautiful, move in ready unit.

Built in 2024

### Essential Information

MLS® # E4441476

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 723                    |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12804 140 Avenue |
| Area        | Edmonton         |
| Subdivision | Pembina          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1K4          |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Fiber Cement, Stone, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                                  |
|--------------|----------------------------------|
| Construction | Wood, Fiber Cement, Stone, Vinyl |
| Foundation   | Concrete Perimeter               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 27         |
| Condo Fee      | \$459           |

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Listing information last updated on June 15th, 2025 at 1:47pm MDT