

Courtesy Of Bhavya Soni Of One Percent Realty

## \$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	6
Zoning	Zone 27
Condo Fee	\$459

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 June 15th, 2025 at 10:47pm MDT