

## \$295,900 - 202 12804 140 Avenue, Edmonton

MLS® #E4425023

**\$295,900**

2 Bedroom, 2.00 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

"Excellent Value" This Large Corner Unit in Aloft Skyview Features Bright Open Floorplan with Oversized Windows. Great Kitchen with Upgraded Counters, Stainless Appliances and Large Pantry. Spacious Living Room with Garden Door Access to Balcony with North Facing Courtyard View. 2 BEDROOMS, 2 BATHROOMS plus DEN. Other Features Include In Suite Laundry, Titled UNDERGROUND Parking Stall. Amazing Views from the Roof Top Patio. Fantastic Location Close to All Amenities!

Built in 2016

### Essential Information

MLS® #	E4425023
Price	\$295,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	202 12804 140 Avenue
Area	Edmonton
Subdivision	Pembina
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0M3

### **Amenities**

Amenities	No Animal Home, Parking-Visitor, Secured Parking, Security Door, Rooftop Deck/Patio
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	53
Zoning	Zone 27
Condo Fee	\$674

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 May 2nd, 2025 at 10:02pm MDT