

## **\$199,900 - 221 12804 140 Avenue, Edmonton**

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MLS® #E4435457

**\$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® #                      E4435457

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	221 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	May 9th, 2025
Days on Market	21
Zoning	Zone 27
Condo Fee	\$459

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Listing information last updated on May 30th, 2025 at 6:17pm MDT