

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$259,998 - 121 12804 140 Avenue, Edmonton

MLS® #E4420454

### \$259,998

2 Bedroom, 1.00 Bathroom, 721 sqft  
Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

Show suite for sale !!!!! WHERE MODERN COMFORT MEETS URBAN CONVENIENCE, COME VISIT THE HOTTEST NEW ADDITION FOR NORTHWEST EDMONTON TODAY!

ALOFT SKYVIEW is centrally located only steps from 127 ST & 137 AVE, across from 3 grocery stops, restaurants & daily errands as well as one of the only buildings that feature a ROOFTOP PATIO and surface parking. Why choose to live farther and farther away when you have an incredible option right now with easy access to YELLOWHEAD TR, North Edmonton Common, St. Albert, CFB Edmonton and many more! This is the ARIES floor plan, a massive 721 SqFt, 1+DEN with South facing views. Best features includes wide open living, quartz countertops, tile backsplash, LED lighting, oversized windows, walk in closet, front load washer/dryer and a huge den which could be used as a second bedroom. This show suite unit includes a underground parking stall and comes with all the furniture as seen!

Built in 2024

### Essential Information

MLS® #	E4420454
Price	\$259,998
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	721
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	121 12804 140 Avenue
Area	Edmonton
Subdivision	Pembina
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0M3

### **Amenities**

Amenities	See Remarks
Parking	Stall, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 5th, 2025
Days on Market	37
Zoning	Zone 27
Condo Fee	\$482

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 March 14th, 2025 at 8:17am MDT