

## \$249,998 - 121 12804 140 Avenue, Edmonton

MLS® #E4420454

**\$249,998**

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 .

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4420454  |
| Price     | \$249,998 |
| 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 | 73                 |
| Zoning         | Zone 27            |
| Condo Fee      | \$482              |

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Listing information last updated on April 19th, 2025 at 9:47am MDT