

# \$284,900 - 202 12804 140 Avenue, Edmonton

MLS® #E4425023

## \$284,900

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          | \$284,900              |
| 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 | 116              |
| 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 July 5th, 2025 at 4:32pm MDT