

## \$288,900 - 202 12804 140 Avenue, Edmonton

MLS® #E4425023

**\$288,900**

2 Bedroom, 2.00 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

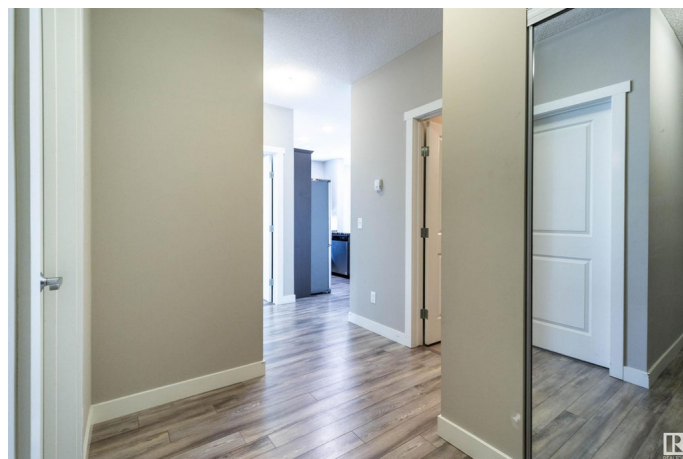
"Excellent Value" This Large Corner Unit in Aloft Skyview Features Bright Open Floorplan with Oversized Windows. Great Kitchen with Upgraded Counters, Stainless Appliances and Large Pantry. Spacious Living Room with Garden Door Access to Balcony with North Facing Courtyard View. 2 BEDROOMS, 2 BATHROOMS 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          | \$288,900              |
| 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 | 97               |
| Zoning         | Zone 27          |
| Condo Fee      | \$674            |

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