

Courtesy Of Larry J Kennedy Of RE/MAX Real Estate

## \$239,900 - 407 12804 140 Avenue, Edmonton

MLS® #E4464798

**\$239,900**

2 Bedroom, 1.00 Bathroom, 736 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

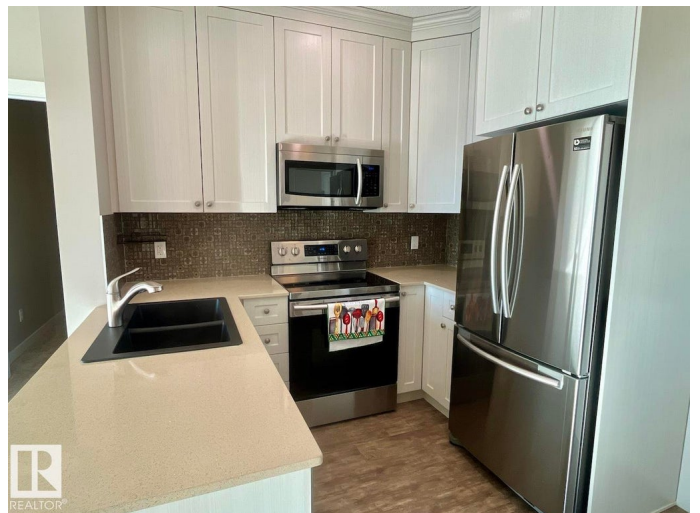
Welcome to Aloft Skyview, the hottest addition to Northwest Edmonton! This stunning penthouse suite offers 735 sqft of bright, open-concept, luxurious living with 2 bedrooms, 9'™ ceilings, and a spectacular 12'™ vaulted living room creating an airy, upscale feel. Enjoy an elegant kitchen with upgraded, ceiling-height cabinets, quartz countertops, tile backsplash, and LED lighting perfect for entertaining. The open layout flows to a 10x10 south-facing balcony with breathtaking city skyline views. Built in 2016 and lovingly maintained by its original owner, this home is spotless, quiet, and move-in ready. Includes in-suite laundry and titled underground heated parking. Located steps from 127 St & 137 Ave, you're across from grocery stores, restaurants, and daily conveniences, with easy access to Yellowhead Trail, North Edmonton Common, St. Albert, and CFB Edmonton. Enjoy Aloft Skyview's exclusive rooftop patio—a rare luxury in this area. Come see why this is Northwest Edmonton's premier address!

Built in 2016

### Essential Information

MLS® # E4464798

Price \$239,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 736                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 407 12804 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0M3              |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Patio, Sprinkler System-Fire, Vaulted Ceiling, Vinyl Windows, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                 |
| Parking        | Heated, Parkade                                                                                                                                   |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Hot Water, Natural Gas                                                                                                  |
| # of Stories | 4                                                                                                                       |
| Stories      | 1                                                                                                                       |
| Has Basement | Yes                                                                                                                     |
| Basement     | None, No Basement                                                                                                       |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Stucco                                          |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, |

Schools, Shopping Nearby, View City, View Downtown

|              |                            |
|--------------|----------------------------|
| Roof         | EPDM Membrane              |
| Construction | Wood, Stone, Vinyl, Stucco |
| Foundation   | Concrete Perimeter         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 27            |
| Condo Fee      | \$458              |

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Listing information last updated on November 8th, 2025 at 11:32pm MST