

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

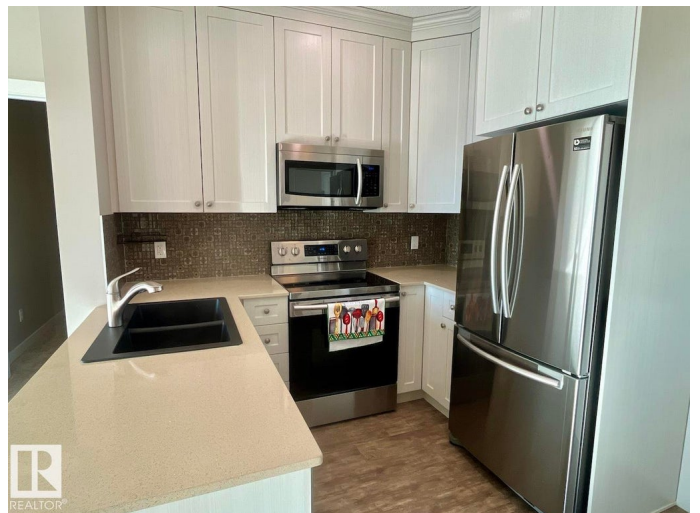
Welcome to Aloft Skyview, the hottest addition to Northwest Edmonton! This stunning penthouse suite offers 735 sqft of bright, open-concept, luxurious living with 2 bedrooms, 9'™ ceilings, and a spectacular 12'™ vaulted living room creating an airy, upscale feel. Enjoy an elegant kitchen with upgraded, 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 1  
Zoning Zone 27  
Condo Fee \$458

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Listing information last updated on November 5th, 2025 at 9:17pm MST