

# \$194,800 - 120 12804 140 Avenue, Edmonton

MLS® #E4451640

**\$194,800**

1 Bedroom, 1.00 Bathroom, 580 sqft  
Condo / Townhouse on 0.00 Acres

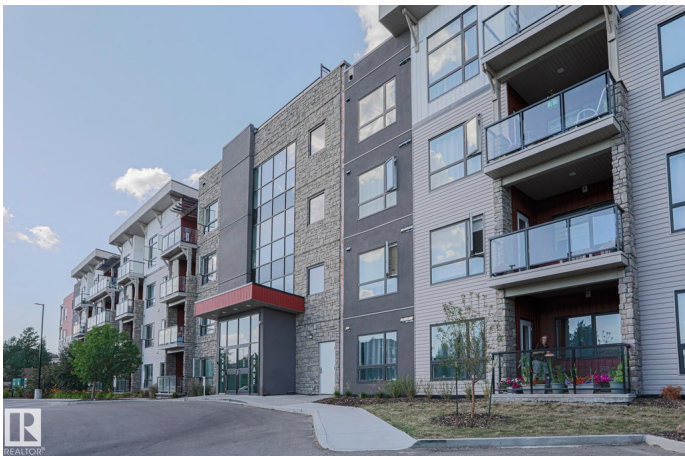
Pembina, Edmonton, AB

Discover modern urban living in this sleek, almost brand-new one-bedroom, one-bathroom condo nestled in Edmonton’s vibrant Skyview community. Flooded with natural light through oversized windows, this efficient floor plan features quartz countertops, tiled backsplash, stainless steel appliances and LED lighting—an ideal mix of style and functionality. You’ll enjoy a titled underground parking stall for secure access and an extra visitor surface stall offering flexible parking solutions. Plus, unwind or entertain with sweeping city and prairie views from the exclusive rooftop terrace. It's conveniently located near schools, with easy access to Yellowhead Trail, and is steps away from grocery stores, restaurants, and daily amenities. Perfect for first-time buyers or those downsizing, this move-in-ready gem blends comfort with convenience.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451640  |
| Price          | \$194,800 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 580       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 120 12804 140 Avenue |
| Area        | Edmonton             |
| Subdivision | Pembina              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 1K4              |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Parking-Visitor, Rooftop Deck/Patio |
| Parking Spaces | 1                                                          |
| Parking        | Underground                                                |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                                           |
| # of Stories | 4                                                                                                                                |
| Stories      | 4                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                 |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 27          |
| Condo Fee      | \$378            |

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Listing information last updated on August 24th, 2025 at 9:47pm MDT