

## \$400,000 - 8612 141 Avenue, Edmonton

MLS® #E4446711

**\$400,000**

5 Bedroom, 2.00 Bathroom, 1,547 sqft

Single Family on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

This spacious two-storey is ideally located in Northmount, just minutes from schools, parks, transit, and shopping at Londonderry and Northgate Malls. It's the perfect spot for a growing family looking for space and opportunity. The home has seen key updates over the years, including newer windows and the front door. The furnace and appliances were all replaced in 2021. While most of the work is done, a few finishing touches remain—and renovation materials like flooring, tiles, paint, and faucets will be left for the new owner! The main floor offers great flow and potential. Upstairs you'll find 4 generous bedrooms, and the finished basement includes a family room, storage, and a built-in sauna. The large backyard is perfect for future outdoor projects, and the home also includes a double garage and RV parking. Move in and finish it your way—this is a solid family home in a great location!

Built in 1970

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446711  |
| Price      | \$400,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 1,547                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8612 141 Avenue       |
| Area        | Edmonton              |
| Subdivision | Northmount (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 2E8               |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Detached, Rear Drive Access, RV Parking                      |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                    |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing                                                                          |
| Construction      | Wood, Brick, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        120  
Zoning                    Zone 02

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