

# \$499,900 - 8815 140 Avenue, Edmonton

MLS® #E4463587

## \$499,900

6 Bedroom, 2.50 Bathroom, 1,452 sqft  
Single Family on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

This fantastic home features a legal basement suite that can help cover most of your mortgage payments. The main floor offers plenty of living space, including two living rooms, a semi-open kitchen and dining area, and three spacious bedrooms. The primary bedroom includes a convenient two-piece ensuite, and there’s also a full main bathroom. Upstairs has been freshly painted, giving the home a bright and welcoming feel. The basement suite includes three additional bedrooms, providing excellent rental potential or space for extended family. Located directly across from elementary and junior high schools, this home is perfect for a young family with kids. You’ll also enjoy being close to parks, shopping, and other amenities.

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463587  |
| Price          | \$499,900 |
| Bedrooms       | 6         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,452     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1970                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8815 140 Avenue       |
| Area        | Edmonton              |
| Subdivision | Northmount (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 2C8               |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached       |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                            |
| Stories           | 1                                                                                    |
| Has Suite         | Yes                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                        |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stucco, Vinyl                                        |
| Foundation        | Concrete Perimeter                                         |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Northmount school   |
| Middle     | Dickinsfield School |

**Additional Information**

Date Listed           October 26th, 2025  
Days on Market     9  
Zoning                Zone 02

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