

## \$409,900 - 8612 141 Avenue, Edmonton

MLS® #E4446711

**\$409,900**

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	\$409,900
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        69  
Zoning                    Zone 02

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