

## \$399,000 - 8831 140 Avenue, Edmonton

MLS® #E4429001

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

This charming 4 bed 2 bath bungalow in the heart of Northmount has everything you need to call home! On the main floor, the bright spacious living room leads you to a tastefully upgraded kitchen with ample cabinet storage. Down the hall is a renovated bathroom and 3 generously sized bedrooms. Located in the basement is the 4th bedroom & 3pc bath, plus an open rec room for entertaining. Enjoy newer upgrades including: veranda, vinyl windows, pot lights, electrical, kitchen, bathroom, flooring (no carpet in the whole house!), tankless hot water, concrete pad in the back that may allow for RV parking or just additional parking. The massive south facing backyard features a fire pit, serene water fountain/pond, and large heated double garage. Fantastic location within walking distance to many schools, parks, Northgate Transit Centre, Northgate Centre, North Town Centre, Londonderry Mall, and all other amenities you desire!

Built in 1971

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429001  |
| Price     | \$399,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,064                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8831 140 Avenue       |
| Area        | Edmonton              |
| Subdivision | Northmount (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 2C8               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Fire Pit, Front Porch, Hot Water Tankless, Parking-Extra, Vinyl Windows |
| Parking Spaces | 6  |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access, RV Parking            |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Northmount School  
Middle                              Dickinsfield School  
High                                 Queen Elizabeth School

**Additional Information**

Date Listed                      April 4th, 2025  
Days on Market                74  
Zoning                              Zone 02

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