

\$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	15
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 10th, 2025 at 2:33pm MST