

## \$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                87  
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 June 30th, 2025 at 3:18pm MDT