

## \$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              | EPDM Membrane   |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        22  
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 July 31st, 2025 at 4:02pm MDT