

\$435,000 - 13203 140 Street, Edmonton

MLS® #E4450710

\$435,000

6 Bedroom, 2.00 Bathroom, 1,015 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

We all know that legally suited houses on the north side are one of the hottest types of property in Edmonton right now. Why? First of all, affordability, you get two income producing units for below the average price of a home in Edmonton. Nice. Second, community, the north side is very family oriented with schools within walking distance of almost every home. Third? Income! A house with a suite produces a ton of income which makes it easier to apply for a mortgage and actually makes your investment cashflow. When a property like this comes up, you have to jump on it! This one in particular is in great shape, it's been given a complete refresh after a tenant move out. And it's got 3, yes 3 BR suite in the basement. That extra bedroom means extra rent! The location is fantastic a block from the school and the community park. It's also on a special lot, larger than average being pie shaped. Places like this go quick! Come have a look!

Built in 1958

Essential Information

MLS® #	E4450710
Price	\$435,000
Bedrooms	6
Bathrooms	2.00



Full Baths	2
Square Footage	1,015
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13203 140 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2E4

Amenities

Amenities	Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Private Setting, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed August 1st, 2025
Days on Market 18
Zoning Zone 01

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