

## \$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      9  
Zoning                Zone 01

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