

## \$375,000 - 12316 140 Street, Edmonton

MLS® #E4461457

**\$375,000**

5 Bedroom, 1.50 Bathroom, 949 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Looking for a home where you can let your imagination run wild? This 5 bed bungalow offers space, comfort, and the perfect canvas to make it your own. Ideally located across from Dovercourt Park and School, you can watch your kids play while enjoying your morning coffee from the front deck. Inside, the bright and open concept living and dining area is a renovators dream -no walls to remove here- providing a great base for your finishing touches. The fully finished basement offers 8 foot ceilings, a large rec room, two bedrooms, a partial bathroom, plenty of storage, and updated mechanical perfect anyone eager to add value. Outside, the fenced backyard with mature apple trees offers privacy and a great space for gatherings. With an over sized double garage/shop and room for RV storage, you will be living the Alberta dream. With parks, schools, and shopping nearby, this warm, spacious home is full of potential in one of Edmonton's most welcoming communities.

Built in 1954

### Essential Information

MLS® # E4461457

Price \$375,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 949                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12316 140 Street |
| Area        | Edmonton         |
| Subdivision | Dovercourt       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 2C8          |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached                                        |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Stucco, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                 |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Dovercourt School     |
| Middle     | Westmount Junior High |
| High       | Ross Sheppard School  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 04           |

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 9th, 2025 at 2:47pm MST