

# \$338,707 - 12131 141 Street, Edmonton

MLS® #E4465570

## \$338,707

3 Bedroom, 2.00 Bathroom, 926 sqft  
Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Cute and cozy, well kept character bungalow is tucked away in the heart of fabulous Dovercourt; a quiet, established community just minutes from downtown yet removed from the hustle and bustle of city traffic. Situated on a massive 663.69 sq. m. mature, treed lot, this property is a move in ready dream find for the handyman, developer, or savvy investor looking for their next project. Whether you’re envisioning a little bit of renovation or updating, legal suite conversion, stylish addition, or multi-unit infill redevelopment, the possibilities here are wide open. The main floor offers 2 bedrooms, a full bath, spacious living and dining areas, and a functional kitchen ready for transformation. The fully finished basement features a large bedroom, second full bath, laundry area, upgraded electrical, and newer hot water tank, providing a strong foundation for customization. Outside, enjoy the expansive yard framed by mature trees and an oversized double detached garage, perfect for storage or a workshop.

Built in 1954

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4465570  |
| Price    | \$338,707 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 926                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12131 141 Street |
| Area        | Edmonton         |
| Subdivision | Dovercourt       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 2G1          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | See Remarks                        |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Metal        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed November 13th, 2025

Days on Market 1

Zoning Zone 04

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