

## \$570,000 - 6120 132 Av & 13203 62 St, Edmonton

MLS® #E4450399

**\$570,000**

8 Bedroom, 4.00 Bathroom, 1,850 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Presenting a prime side-by-side duplex offering four distinct two-bedroom suites, each with independent access. 6120 132 AV NW/13203 62 ST NW has two legal addresses and is fully rented out, generating a robust gross monthly rental income of \$5,494 - almost 1% of the list price! Strategically situated on a generous 710 square meter corner lot, the property's rear boundary adjoins a community park, offering enhanced privacy and green space. On-site amenities include a substantial detached double garage and an expansive parking pad, providing ample off-street parking. Recent municipal enhancements to the neighbourhood include new street paving and curb installations. Conveniently located near the LRT and bus route . Included with the property are four refrigerators, four stoves, four hood fans, and three sets of washers and dryers, enhancing tenant convenience. This corner lot is a great property to earn immediate income with fantastic future redevelopment potential.

Built in 1967

### Essential Information

MLS® # E4450399

Price \$570,000

Bedrooms 8



|                |                     |
|----------------|---------------------|
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 1,850               |
| Acres          | 0.00                |
| Year Built     | 1967                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bi-Level            |
| Status         | Active              |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6120 132 Av & 13203 62 St |
| Area        | Edmonton                  |
| Subdivision | Belvedere                 |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5A 0J3                   |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Parking-Extra, Secured Parking |
| Parking Spaces | 7                                                                     |
| Parking        | Double Garage Detached, Heated, Insulated, Over Sized                 |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-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, Backs Onto Park/Trees, Commercial, Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stucco                                                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 30th, 2025

Days on Market                3

Zoning                            Zone 02

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Listing information last updated on August 1st, 2025 at 10:17pm MDT