

\$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.

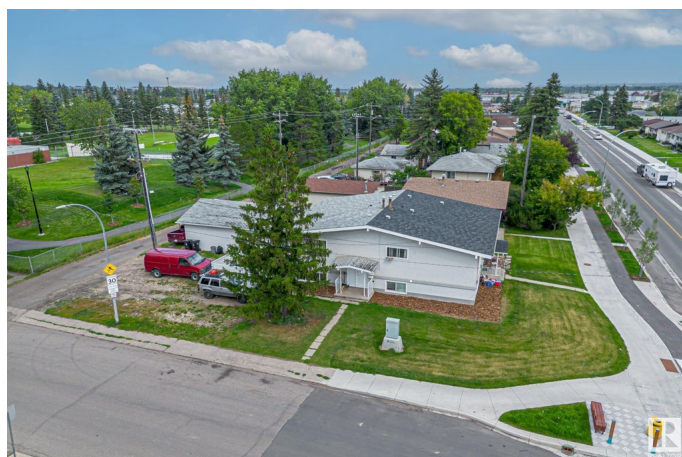
Built in 1967

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 12

Zoning Zone 02

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Listing information last updated on August 11th, 2025 at 11:17am MDT