Courtesy Of Adam R Boyd Of Rimrock Real Estate

$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 2nd, 2025 at 6:32pm MDT