

## \$449,000 - 3418 120 Avenue, Edmonton

MLS® #E4445376

**\$449,000**

5 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

What an AMAZING opportunity to own an EXTREMELY well-maintained home in a quiet neighborhood, close to schools!! This property has been updated and modified to provide you open concept living on the main level including a STUNNING antique repurposed bar island, 3 bedrooms and a wonderful full bath. The basement is fully developed with its own kitchen, living room, bathroom and two additional bedrooms with egress windows. Outside you have almost no maintenance with a wonderful double detached garage that is mostly insulated and MASSIVE amounts of parking or patio. Take this yard to the NEXT LEVEL of your very own backyard oasis, rear off street parking and parking in front within one absolutely beautiful mature street. This one has been IMPECCABLY maintained and in a quiet neighborhood – it is ready for new owners. Windows, flooring, furnace, hot water tank, attic insulation, garage insulation has all been recently taken care of so you can move in and not worry!

Built in 1958

### Essential Information

MLS® # E4445376

Price \$449,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3418 120 Avenue
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 1K2

### Amenities

Amenities	Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 30th, 2025
Days on Market	4
Zoning	Zone 23

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Listing information last updated on July 4th, 2025 at 8:32am MDT