

## \$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!

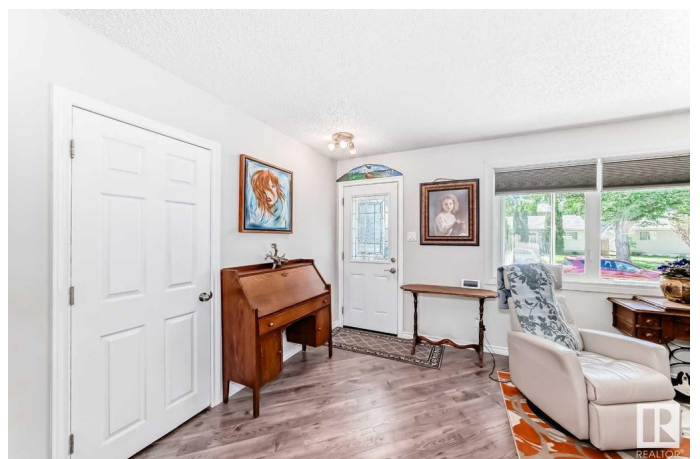
Built in 1958

### 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 | 9               |
| Zoning         | Zone 23         |

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Listing information last updated on July 9th, 2025 at 5:17am MDT