

Courtesy Of Jill Jordan Of RE/MAX Real Estate

## \$439,900 - 3418 120 Avenue, Edmonton

MLS® #E4452498

**\$439,900**

5 Bedroom, 2.00 Bathroom, 1,063 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

SUITE DEAL! This fully renovated bungalow is move-in ready & comes with a separate in-law suite—ideal for multi-gen living. From the moment you walk in, you™ll love the open concept main floor w/rich wood cabinetry, quartz counters, stylish backsplash, center island & engineered flooring that flows throughout. The updated bath features a deep soaker tub, tiled surround & modern fixtures, and all 3 bedrooms offer generous space. The SEPARATE ENTRANCE leads to a common laundry area & bright, SELF-CONTAINED suite w/newer kitchen, low-maintenance flooring, 2 large bedrooms w/egress windows & a renovated bath—perfect for extended family or guests. Major updates since 2016 include shingles, furnace, windows, doors, insulation, fencing & garage door. The backyard is designed for low maintenance w/secure RV parking & a 24x22 garage. Just steps to Abbott Elementary & minutes to the Yellowhead, Henday, transit, river valley, golf, trails & ski hill. This one is ready for you—no projects, just unpack & enjoy!

Built in 1958

### Essential Information

MLS® # E4452498

Price \$439,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,063                  |
| 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, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 6                                                                                                            |
| Parking        | Double Garage Detached, Rear Drive Access, RV Parking                                                        |

### Interior

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

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                           |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Ski Hill |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Father Leo Green |
| Middle     | Mary Butterworth |
| High       | Austin O'Brien   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 23           |

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Listing information last updated on August 25th, 2025 at 8:17am MDT