

# \$449,000 - 3418 120 Ave Nw, Edmonton

MLS® #A2236099

**\$449,000**

5 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.11 Acres

Beacon Heights, Edmonton, Alberta

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 1959

## Essential Information

MLS® #	A2236099
Price	\$449,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,056
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3418 120 Ave Nw
Subdivision	Beacon Heights
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5W 1K2

### Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Courtyard
Lot Description	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 1st, 2025
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Days on Market	2
Zoning	R

## Listing Details

Listing Office	RE/MAX real estate central alberta
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