

## \$425,000 - 3418 120 Avenue, Edmonton

MLS® #E4464284

**\$425,000**

5 Bedroom, 2.00 Bathroom, 1,063 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Dreaming of a move-in-ready home with space, style & flexibility? This renovated bungalow delivers all that & a separate "in-law" suite—perfect for extended family living, hosting out-of-town guests, or giving a little extra breathing room. The main floor features an open concept design w/rich wood cabinetry, quartz counters, tile backsplash, centre island & engineered flooring. The updated bath includes a deep soaker tub, tiled surround & modern fixtures. Three comfortable bedrooms complete the main level. A separate entrance leads to shared laundry & a bright, self-contained lower suite w/updated kitchen, low-maintenance flooring, 2 spacious bdrms w/egress windows & a full bath—perfect for multi-gen living or short stay rental opportunity. Major upgrades since 2016: shingles, furnace, windows, exterior doors, insulation, fencing & garage door. Outside offers a low-maintenance yard, RV parking & 24x22 garage. Steps to schools, mins to Yellowhead, Henday & river valley trails. Move in & enjoy!

Built in 1958

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4464284  |
| Price    | \$425,000 |
| 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 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 23            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 9th, 2025 at 3:32pm MST