Courtesy Of Jill Jordan Of RE/MAX Real Estate

$435,000 - 3418 120 Avenue, Edmonton

MLS® #E4452498

$435,000
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 suiteâ€”ideal for multi-gen living. From the moment you walk in, youâ€™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 bathâ€”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 youâ€”no projects, just unpack & enjoy!

Built in 1958

Essential Information

MLS® #	E4452498
Price	$435,000

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

School Information

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

Additional Information

Date Listed	August 12th, 2025
Days on Market	52
Zoning	Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 3rd, 2025 at 8:02pm MDT