

## **\$325,000 - 3422 119 Avenue, Edmonton**

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MLS® #E4436898

### **\$325,000**

3 Bedroom, 2.00 Bathroom, 935 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Amazing home for first time buyer or investor. Perfect set up for adding a basement suite, This cozy 3 bedroom bungalow is conveniently located in Beacon Heights. Features include 2 four pc bathrooms & fully finished basement. The kitchen and eating area's are spacious with large windows for natural light & comes with all appliances. The shingles and downspouts were replaced 4 years ago. Complimenting this home are mature landscaping with fruit trees, fire pit, central air conditioning, newer vinyl siding with upgraded insulation and a single garage situated on a massive corner lot.

Built in 1958

### **Essential Information**

MLS® #	E4436898
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	935
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status                      Active

**Community Information**

Address                    3422 119 Avenue  
Area                        Edmonton  
Subdivision                Beacon Heights  
City                        Edmonton  
County                      ALBERTA  
Province                    AB  
Postal Code                T5W 1G8

**Amenities**

Amenities                 No Animal Home  
Parking Spaces            3  
Parking                    Single Garage Detached

**Interior**

Appliances                Air   Conditioning-Central, Dishwasher-Portable, Dryer, Refrigerator,  
                                 Stove-Electric, Washer, Window Coverings  
Heating                    Forced Air-1, Natural Gas  
Stories                     2  
Has Basement             Yes  
Basement                 Full, Finished

**Exterior**

Exterior                    Wood, Vinyl  
Exterior Features        Public Transportation, Schools, Shopping Nearby  
Roof                        Asphalt Shingles  
Construction             Wood, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 16th, 2025  
Days on Market            2  
Zoning                      Zone 23

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