

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

---

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, soffits, eavestroughs 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 perfect for gardeners!

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	6
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 May 22nd, 2025 at 3:02am MDT