

# **\$350,000 - 5910 120 Avenue, Edmonton**

MLS® #E4442222

**\$350,000**

3 Bedroom, 2.00 Bathroom, 748 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Beautifully upgraded and perfectly located across from Montrose Park, this 2+1 bedroom, 2 bathroom home blends charm, function, and modern style. The main floor features updated lighting, refreshed kitchen finishes, newer appliances (stove 2024, fridge 2021), and a custom built-in banquette with park views. The fully permitted basement (2023) adds a bright living area, full bathroom, and spacious bedroom with egress window. Major upgrades include shingles (2022), furnace and hot water tank (2021), electrical panel (2021), basement windows (2020), fencing, eaves, and a renovated main bath (2023). Outside, enjoy a landscaped reverse pie lot with raspberry bushes, vegetable garden, and a 24' x 11.5' covered deck. Steps to schools, transit, the library, and neighbourhood favourites like Kind Ice Cream, The Portuguese Bakery, Fox Burger, and Bodega and quick access to 66 Street and Yellowhead Trail—this move-in-ready gem is ready for its new owners to enjoy!

Built in 1950

## **Essential Information**

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Price \$350,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	748
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5910 120 Avenue
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 1L6

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 06

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