

\$399,900 - 5508 120 Avenue, Edmonton

MLS® #E4423457

\$399,900

4 Bedroom, 2.00 Bathroom, 1,324 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Large LEGAL SUITED Bungalow in Newton on a CORNER LOT (49ftx123 ft) siding a TREE LINED street! 1323 sq/ft, SEPERATE entrances, 2 furnaces, 1 H2O tank, 1 set of meters. LONG TERM tenants up and down over 10 years. Each suite has its own laundry facilities. Month to month tenancies currently, upper suite pays \$1725 and will be leaving April 30 2025, lower suite pays \$1375 down and is leaving May 30 2025. Utilities are included in the rent. Utilities combined are about \$550 a month including power, water, and heat. 3 bedroom suite up, and 2 plus a den down. Basement suite was done in 2014. Fantastic revenue opportunity! The place shows great.

Built in 1958

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4423457 |
| Price | \$399,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,324 |
| Acres | 0.00 |
| Year Built | 1958 |
| Type | Single Family |



| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 5508 120 Avenue |
| Area | Edmonton |
| Subdivision | Newton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 1L3 |

Amenities

| | |
|----------------|------------------|
| Amenities | Front Porch |
| Parking Spaces | 4 |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|--------------|---------------------------|
| Appliances | Appliances Negotiable |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Corner Lot, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------|
| Elementary | Highlands School |
| Middle | Highlands School |
| High | Eastglen School |

Additional Information

Date Listed February 28th, 2025

Days on Market 82

Zoning Zone 06

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Listing information last updated on May 21st, 2025 at 8:02pm MDT