

Courtesy Of Sharon M Josey Of RE/MAX River City

# \$70,000 - 305 3720 118 Avenue, Edmonton

MLS® #E4428452

**\$70,000**

2 Bedroom, 1.00 Bathroom, 734 sqft  
Condo / Townhouse on 0.00 Acres

Beacon Heights, Edmonton, AB

Affordable 2-Bedroom Condo in Prime Edmonton Location! Discover the best value in Edmonton with this top-floor, 2-bedroom condo in family friendly Beacon Heights! Ideal for first-time buyers or savvy investors, this home features an open-concept layout, spacious design, and abundant natural light from large south-facing windows. Nestled in a peaceful community, Beacon Heights offers quiet streets, parks, schools, and easy access to transit and local amenities. Don't miss this incredible opportunity!

Built in 1969

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428452               |
| Price          | \$70,000               |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 734                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 305 3720 118 Avenue |
| Area        | Edmonton            |
| Subdivision | Beacon Heights      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 0Z6             |

### **Amenities**

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Stall, See Remarks |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                           |
| # of Stories | 3  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | None, No Basement                                |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 23         |
| Condo Fee      | \$523           |

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 April 4th, 2025 at 8:17pm MDT