

# \$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 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 37

Zoning Zone 06

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Listing information last updated on April 6th, 2025 at 9:02am MDT