

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 7:17pm MDT