

## \$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 57

Zoning Zone 06

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