

## \$350,000 - 5910 120 Avenue, Edmonton

MLS® #E4442222

**\$350,000**

3 Bedroom, 2.00 Bathroom, 748 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Beautifully upgraded and perfectly located across from Montrose Park, this 2+1 bedroom, 2 bathroom home blends charm, function, and modern style. The main floor features updated lighting, refreshed kitchen finishes, newer appliances (stove 2024, fridge 2021), and a custom built-in banquette with park views. The fully permitted basement (2023) adds a bright living area, full bathroom, and spacious bedroom with egress window. Major upgrades include shingles (2022), furnace and hot water tank (2021), electrical panel (2021), basement windows (2020), fencing, eaves, and a renovated main bath (2023). Outside, enjoy a landscaped reverse pie lot with raspberry bushes, vegetable garden, and a 24' x 11.5' covered deck. Steps to schools, transit, the library, and neighbourhood favourites like Kind Ice Cream, The Portuguese Bakery, Fox Burger, and Bodega and quick access to 66 Street and Yellowhead Trail—this move-in-ready gem is ready for its new owners to enjoy!

Built in 1950

### Essential Information

MLS® # E4442222

Price \$350,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 748                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5910 120 Avenue     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 1L6             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Over Sized, Single Garage Detached     |

### Interior

|              |   |
|--------------|---|
| Appliances   | Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, TV Wall Mount, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed June 13th, 2025

Days on Market 2

Zoning Zone 06

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