

\$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 63

Zoning Zone 06

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 May 2nd, 2025 at 7:47am MDT