

## \$109,000 - 308 3720 118 Avenue, Edmonton

MLS® #E4363372

**\$109,000**

3 Bedroom, 1.00 Bathroom, 905 sqft

Condo / Townhouse on 0.00 Acres

Beacon Heights, Edmonton, AB

THREE BEDROOM apartment has been RENOVATED from top to bottom. It has benefited from having NEW FLOORING and PORCELAIN TILES laid throughout. The STORAGE ROOM has been plumbed in to allow for a LAUNDRY SPACE with NEW WASHER and DRYER. The kitchen has been recently fitted and is a great space to cook in. The apartment has been recently painted throughout. The BATHROOM has been upgraded and is complete with VESSEL SINK and SPLASH BACK TILES. There is a beautiful stone feature wall in the LIVING AREA, to really bring this space to life. A quiet REAR FACING balcony and PARKING STALL complete this very well maintained property. The apartment block has the added benefit of being PET FRIENDLY

Built in 1969



### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4363372  |
| Price          | \$109,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 905       |
| Acres          | 0.00      |
| Year Built     | 1969      |

|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 308 3720 118 Avenue |
| Area        | Edmonton            |
| Subdivision | Beacon Heights      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5M 0Z6             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | Front Porch |
| Parking   | Stall       |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 3  |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Stucco                |
| Exterior Features | Corner Lot, Fenced, Schools |
| Roof              | Unknown                     |
| Construction      | Wood, Stucco                |
| Foundation        | Concrete Perimeter          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2023 |
| Days on Market | 557                |
| Zoning         | Zone 23            |
| Condo Fee      | \$645              |

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