

## \$309,900 - 8810 120 Avenue, Edmonton

MLS® #E4430301

**\$309,900**

5 Bedroom, 3.00 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Spacious and affordable 5 bedroom, 3 bathroom half-duplex in Eastwood! The main level offers a functional kitchen with ample cabinetry and counter space. Just off the kitchen, the living and dining area welcomes you with a brick fireplace—a perfect centerpiece for cozy evenings! You'll appreciate the upgraded vinyl plank flooring for a fresh, modern look! The primary bedroom features a 3-piece ensuite and patio doors leading to your balcony—ideal for your morning coffee or to unwind. Two additional bedrooms and a 4-piece bathroom complete the main level. The fully finished basement is sure to impress with a large second kitchen, additional living space, two more bedrooms, and an updated 4-piece bathroom. Located less than 10 minutes from NAIT and Kingsway Mall, with easy access to the Yellowhead!

Built in 1988

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430301  |
| Price          | \$309,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,250     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1988          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | Bi-Level      |
| Status     | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8810 120 Avenue |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 0Y4         |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | On Street Parking, Parking-Extra |
| Parking   | Single Garage Attached           |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Brick, Stucco                  |
| Exterior Features | Corner Lot, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Brick, Stucco                  |
| Foundation        | Concrete Perimeter                   |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 11th, 2025 |
|-------------|------------------|

Days on Market 10

Zoning Zone 05

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Listing information last updated on April 21st, 2025 at 12:17pm MDT