

## \$359,999 - 6014 120 Avenue, Edmonton

MLS® #E4455590

**\$359,999**

3 Bedroom, 1.00 Bathroom, 975 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

CORNER LOT! Welcome to this charming 3-bedroom home perfectly located on a peaceful, tree-lined street—just steps from the community waterpark and elementary. Inside, you’ll find three generous bedrooms, stylish laminate flooring, a beautifully updated bathroom, and a show-stopping kitchen complete with sleek stainless steel appliances. The basement offers even more space with a versatile recreation room and a handy cold storage area. Step outside to enjoy a fully fenced, landscaped yard, oversized garage, and RV parking - plenty of room for all your needs. This corner lot measures 501 m<sup>2</sup> and comes with RF3 zoning, giving you flexibility for the future. Ideally situated near transit, the Yellowhead, Wayne Gretzky Drive, and the Henday, this home provides both convenience and comfort.

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455590  |
| Price          | \$359,999 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 975       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6014 120 Avenue     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 1L7             |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Off Street Parking, On Street Parking |
| Parking   | Double Garage Detached, Over Sized    |

### Interior

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                          |
| Stories      | 2                                                                  |
| Has Basement | Yes                                                                |
| Basement     | Full, Partially Finished                                           |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Corner Lot, Fenced, Landscaped, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 67                |
| Zoning         | Zone 06           |

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