

## **\$389,800 - 4304 121 Avenue, Edmonton**

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MLS® #E4454119

**\$389,800**

4 Bedroom, 2.00 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Great Curb Appeal! Spacious Corner Lot, Huge Garage & Plenty of Parking! Welcome to this 1,219 sq. ft. fully finished bungalow! This home has seen many updates including windows, siding, soffits, fascia, shingles, furnace, hot water tank, stainless steel appliances, and a refreshed kitchen with updated cabinets. Offering 4 bedrooms plus a flex room that could be a 5th, 2 bathrooms, and a separate entrance for future suite potential-ideal for families or investors. The finished basement has a large rec room with a charming wood-burning fireplace. Outside features an extended double garage with space for up to 6 vehicles. The fully fenced and landscaped yard is split into two areas—ideal for dogs or tenants. This home is steps from Jubilee Park with its spray park, skating rinks, playground, and picnic areas. Also, close to shopping, public transportation, restaurants, the North Sask River Valley trails, and roadways including Yellowhead Trail and Anthony Henday. Pet & Smoke free! Don't miss this one!

Built in 1969

### **Essential Information**

MLS® # E4454119

Price \$389,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,220                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4304 121 Avenue |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 1M7         |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 6                                                                                     |
| Parking        | Double Garage Attached, Insulated, Over Sized, Rear Drive Access                      |

### Interior

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                        |
| Fireplace    | Yes                                                                                                              |
| Fireplaces   | Freestanding, Woodstove                                                                                          |
| Stories      | 2                                                                                                                |
| Has Basement | Yes                                                                                                              |
| Basement     | Full, Finished                                                                                                   |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Back Lane, Corner Lot, Cross Fenced, Fenced, Golf Nearby, |

Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 58                |
| Zoning         | Zone 23           |

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Listing information last updated on October 17th, 2025 at 9:02pm MDT