

## \$289,000 - 5220 118 Avenue, Edmonton

MLS® #E4448127

**\$289,000**

4 Bedroom, 2.00 Bathroom, 931 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Charming and full of potential, this 930 sq ft bungalow is the perfect blend of classic character and smart updates! Featuring 2 bedrooms up and 2 more down, there's room for family, guests, or a home office. Enjoy the bright eat-in kitchen, newer vinyl windows, newer shingles, and a high-efficiency furnace for year-round comfort. Two full bathrooms add convenience, while the spacious yard offers endless possibilities for gardening, entertaining, or future development. A single detached garage adds extra storage and parking. Located close to schools, parks, shopping and transit—this home is a fantastic opportunity for first-time buyers, investors, or downsizers alike!

Built in 1957

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448127      |
| Price          | \$289,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 931           |
| Acres          | 0.00          |
| Year Built     | 1957          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5220 118 Avenue |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 1C3         |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 3                                    |
| Parking        | Single Garage Detached               |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Finished                                                                     |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Back Lane, Flat Site, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Vinyl                                                                      |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 06         |

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