

## \$300,000 - 4312 119 Avenue, Edmonton

MLS® #E4438041

**\$300,000**

3 Bedroom, 1.50 Bathroom, 1,263 sqft

Condo / Townhouse on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this well-kept 3-bedroom townhome in Beacon Heights. Built in 2011, this home features thoughtful upgrades including updated kitchen cabinets, backsplash, appliances, and fully renovated bathrooms. A major highlight is the 2.2kW solar system, which offsets all electricity costs 8 months of the year—see documents. The hot water tank was replaced in 2021. Offering over 1,260 sq ft of living space, the home includes a detached single garage and a practical layout. Located in a quiet building with convenient access to schools, parks, and transit. Ideal for first-time buyers or investors.

Built in 2011

### Essential Information

MLS® #	E4438041
Price	\$300,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,263
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse



Style	2 Storey
Status	Active

### Community Information

Address	4312 119 Avenue
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2S6

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Front Porch, Solar Equipment
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	8
Zoning	Zone 23
Condo Fee	\$215

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