

\$369,999 - 6014 120 Avenue, Edmonton

MLS® #E4455590

\$369,999

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

Montrose (Edmonton), Edmonton, AB

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 m² 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	\$369,999
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	2
Zoning	Zone 06

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 2nd, 2025 at 12:02pm MDT