

## \$40,000 - 204 3720 118 Avenue, Edmonton

MLS® #E4439731

**\$40,000**

1 Bedroom, 1.00 Bathroom, 608 sqft

Condo / Townhouse on 0.00 Acres

Beacon Heights, Edmonton, AB

This 1-bedroom, 1-bath condo is your chance to get into the market at an incredible value. New tub with wall Tile in the bathroom. Toilet & bathroom Vanity included that is in the unit. This unit is in foreclosure and is being sold as-is, making it ideal for investors, flippers, or buyers looking to customize their own space. The unit offers a spacious layout with great natural light, a private balcony, and plenty of potential. While it does need some TLC—including cosmetic updates and repairs—it's a canvas waiting for your vision. The building is conveniently located within walking distance to many stores, grocery stores, gas stations, and restaurants. Bring your contractor and your creativity—this is a rare opportunity to build equity and create a space that suits your style.

Built in 1969

### Essential Information

MLS® #	E4439731
Price	\$40,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	608
Acres	0.00
Year Built	1969



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 3720 118 Avenue
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0Z6

### Amenities

Amenities	Detectors Smoke
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

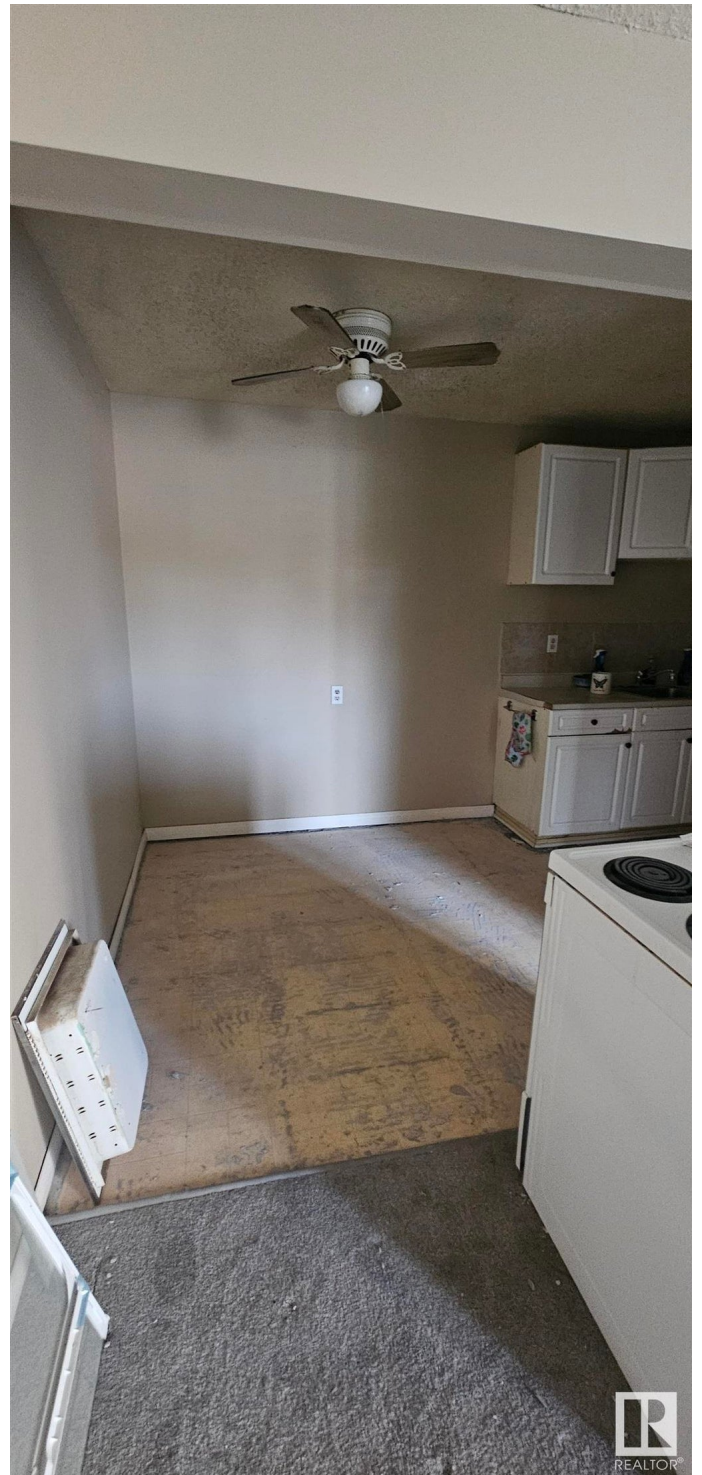
Date Listed	May 31st, 2025
Days on Market	6
Zoning	Zone 23
Foreclosure	Yes





Condo Fee

\$433



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Listing information last updated on June 5th, 2025 at 11:32pm MDT