

## \$365,000 - 4816 117 Avenue, Edmonton

MLS® #E4448534

**\$365,000**

4 Bedroom, 2.00 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

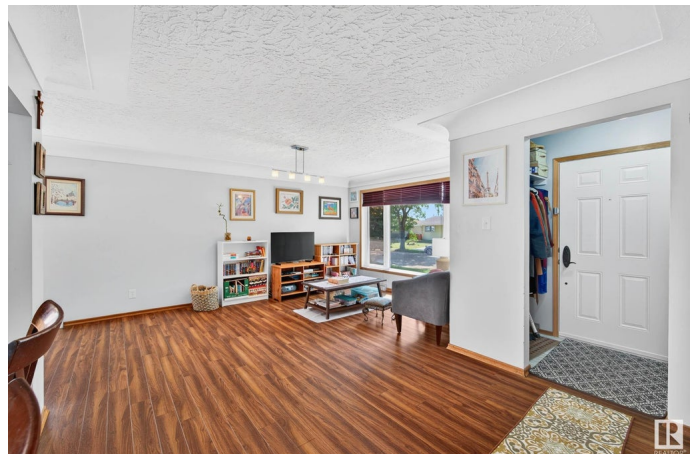
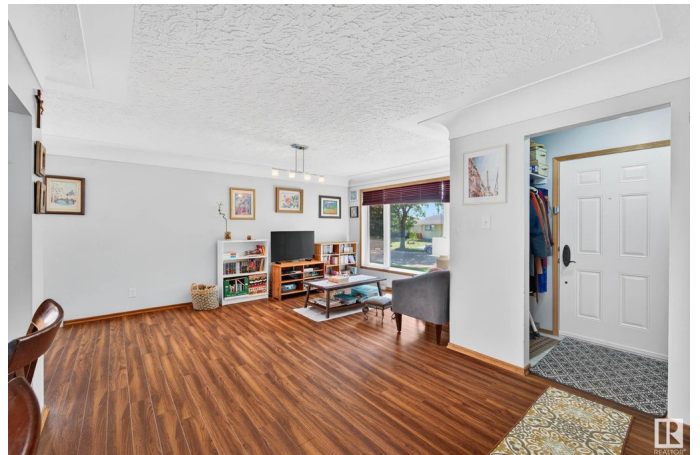
Beverly Heights, Edmonton, AB

Lovely 3 bedroom bungalow on large lot with many upgrades. Seller's father built this home and it has remained in the family. Recent upgrades include vinyl windows, and shingles. Great curb appeal. Enter the foyer and find the open floor plan with eating bar and L shaped living and dining rooms. Laminate flooring. Three bedrooms on main floor and updated 4 pce bathroom. Original ribbon grain mahogany doors in excellent condition. The coved and bordered ceilings are a highlight of the living and dining rooms. Stainless steel appliances. Basement has great potential for suite with large windows and is partially finished with another bathroom, bedroom and a rec rm or fourth bedroom. Large lot and oversized garage. Very private backyard. Quiet street in Beverly Hts with easy access to downtown and Yellowhead Trail. Close to all amenities including schools, shopping, restaurants and transportation. Play structure and barbecue are also included

Built in 1958

### Essential Information

MLS® #	E4448534
Price	\$365,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,119
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4816 117 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0Z1

### **Amenities**

Amenities	Air Conditioner, No Smoking Home, Patio, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 18th, 2025

Days on Market 5

Zoning Zone 23

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 July 22nd, 2025 at 9:47pm MDT