

## \$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 15

Zoning Zone 23

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Listing information last updated on August 2nd, 2025 at 6:02pm MDT