

## \$400,000 - 3620 115 Avenue, Edmonton

MLS® #E4433823

**\$400,000**

2 Bedroom, 1.00 Bathroom, 1,282 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Discover the incredible opportunity waiting in Beverly Heights! This massive 75' x 120' lot offers prime potential for redevelopment—whether you're envisioning your dream home on a spacious lot or planning a profitable infill project, the subdividable zoning makes it all possible. The existing 1.5 storey home sits on a quiet, tree-lined street with a large backyard, mature trees, and a double detached garage. Inside, the main floor features a bright living room, formal dining area, functional kitchen, 5-piece bathroom, convenient laundry room, den, and a generously sized primary bedroom. Upstairs you'll find a second bedroom and a large storage area. This is a fantastic opportunity for investors, builders, or anyone looking to create something special in an established neighborhood—just minutes from the river valley, parks, schools, shopping, and more. This home is being sold as is, where is.

Built in 1941

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433823  |
| Price      | \$400,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,282                  |
| Acres          | 0.00                   |
| Year Built     | 1941                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3620 115 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0T9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Fire Pit         |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 2                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Partially Finished                                                         |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
|-------------|---------------|

Days on Market 2

Zoning Zone 23

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