

\$420,000 - 4034 117 Avenue, Edmonton

MLS® #E4436772

\$420,000

5 Bedroom, 2.50 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to this beautifully renovated bungalow in the desirable neighborhood of Beverly Heights! Situated on a spacious 50ft x 120ft lot, this home offers modern living in a prime location close to schools, parks, and all essential amenities. Featuring 5 bedrooms and 2.5 upgraded bathrooms, it boasts all new Windows, new flooring, new lighting fixtures & electrical panel, new stainless steel appliances, and a new hot water tank (HWT). Enjoy stylish finishes including upgraded doors and modern plumbing fixtures throughout. The fully finished basement includes a second kitchen, 2 bedrooms, separate laundry, and a separate entrance ideal for extended family. This turn-key property combines comfort, convenience, and versatility.

Built in 1958

Essential Information

MLS® #	E4436772
Price	\$420,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,012
Acres	0.00



Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4034 117 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0Y2

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Front/Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 15th, 2025
Days on Market	23
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 June 7th, 2025 at 5:17am MDT