

Courtesy Of Holden B Engley Of RE/MAX River City

## **\$349,900 - 4209 116 Avenue, Edmonton**

MLS® #E4458503

**\$349,900**

4 Bedroom, 2.00 Bathroom, 748 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

This 750 Square foot 2+ 2 bedroom Bungalow in Beverly Heights shows Great and has a definite pride of ownership! Some of the features and upgrades of this great home include; Large Bedrooms both up and downstairs, 2 Full Bathrooms, Large Living Room with a Built in Wall Unit, Laminate and Tile flooring, Decent size Kitchen with Eating Nook, Upgraded Cabinets, Modern White Appliances, Newer High Efficiency Lennox Furnace, Central Air Conditioning and Tankless Hot Water System, Newer LG Stainless Washer and Dryer, Large 557 m2 Lot with South Facing Rear Yard ( room for a vegetable garden) Concrete Patio, a Single Detached Garage as well as a Front access Driveway with RV parking and Room for Multiple vehicles, 100 amp service, Recently Painted Interior and Exterior, Newer Shingles, ADT security system, Security bars and More! Too much to List! Great Location 10 mins to downtown, 5 mins to Yellowhead Trail and Anthony Henday Drive, 2 min Walk to Public Transit, 10 min walk to the River Valley!

Built in 1954

### **Essential Information**

MLS® # E4458503

Price \$349,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$15                   |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 748                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4209 116 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0W9         |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Air Conditioner, No Smoking Home, See Remarks |
| Parking Spaces | 6                                             |
| Parking        | Single Garage Detached                        |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                        |
| Stories      | 2                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 23              |

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Listing information last updated on September 23rd, 2025 at 11:02am MDT