

## **\$349,500 - 4218 117 Avenue, Edmonton**

MLS® #E4441074

**\$349,500**

4 Bedroom, 2.00 Bathroom, 840 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to this beautifully renovated single-family home in the sought-after neighborhood of Beverly Heights! Offering the perfect blend of modern finishes and everyday comfort, this 4-bedroom, 2-bathroom residence is completely turn-key and ideal for families and young professionals alike. Step inside to find an open-concept layout featuring brand-new floors throughout and a designer kitchen that's sure to impress—complete with sleek quartz countertops, a spacious island, and all-new cabinetry and fixtures. Both full bathrooms are fully updated and feature stunning tile work and high-end finishes. Brand-new roof, updated electrical and plumbing systems, RV parking, new flooring, lights, and quality craftsmanship throughout. Enjoy outdoor living in the large private yard—perfect for entertaining, gardening, or simply relaxing in your own space. Located just steps from top-rated restaurants, shopping, and entertainment, this home also offers a quick and easy commute to downtown, making it a convenient

Built in 1957

### **Essential Information**

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Price \$349,500



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4218 117 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0Y4

### Amenities

Amenities	Deck
Parking	Over Sized, RV Parking, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 6th, 2025

Days on Market 26

Zoning Zone 23

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