

## \$412,500 - 4034 117 Avenue, Edmonton

MLS® #E4442792

**\$412,500**

5 Bedroom, 2.50 Bathroom, 1,074 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® #	E4442792
Price	\$412,500
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,074
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	June 17th, 2025
Days on Market	17
Zoning	Zone 23

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