

## \$320,000 - 4809 114 Avenue, Edmonton

MLS® #E4450708

**\$320,000**

3 Bedroom, 2.00 Bathroom, 741 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Well-maintained and professionally cleaned, this lovely home is move-in ready. There are lots of updates here, like granite counters, refaced kitchen cabinets and modern bathrooms. The main floor is carpet-free and has vinyl windows. The house shingles were changed (2017), furnace (2004), hot water tank (2020), and the newer panel is 100 amp. The basement has a huge rec room with a wood-burning fireplace. This 50 x 120 lot has a fully-fenced SOUTH FACING back yard which features a 2-tier deck with wiring and plumbing for a hot tub. There's so much extra parking here! The front driveway (with new rubber asphalt) holds 3 vehicles and allows you to pull up to the side door. Behind the garage is another 32' of driveway for RV parking, plus the rear gate opens up for even more RV parking in the yard! This home is only one block to Ada Blvd, one of Edmonton's most beautiful walking routes along the river valley.

Built in 1956

### Essential Information

MLS® #	E4450708
Price	\$320,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	741
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4809 114 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0T7

### **Amenities**

Amenities	Deck, No Smoking Home, R.V. Storage
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 1st, 2025

Days on Market 1

Zoning Zone 23

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