

Courtesy Of Holden B Engley Of RE/MAX River City

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

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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**

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Price \$349,900



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	1
Zoning	Zone 23

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Listing information last updated on September 20th, 2025 at 4:02am MDT