

\$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 | 16 |
| Zoning | Zone 23 |

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Listing information last updated on July 3rd, 2025 at 11:33am MDT