

## \$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 2

Zoning Zone 23

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Listing information last updated on August 3rd, 2025 at 12:17pm MDT