

# \$420,000 - 4034 117 Avenue, Edmonton

MLS® #E4436772

**\$420,000**

5 Bedroom, 2.50 Bathroom, 1,012 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® #         | E4436772  |
| Price          | \$420,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,012     |
| 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    | May 15th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 23        |

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