

# \$399,900 - 4034 117 Avenue, Edmonton

MLS® #E4449221

**\$399,900**

5 Bedroom, 2.50 Bathroom, 1,074 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Fully renovated & move-in ready! This stunning bungalow in Beverly Heights sits on a large 50' x 120' lot with a huge, mature backyardâ€”perfect for kids to play. Offering 5 spacious bedrooms, 2.5 stylish bathrooms, and a fully finished basement with 2 bedrooms, second kitchen, private laundry, and separate entranceâ€”ideal for extended family. Enjoy brand-new flooring, plumbing & electrical fixtures, windows, hot water tank, and mostly new appliances with warranty. The main floor features upgraded doors, modern finishes, and a bright open layout. Tremendous space to build an oversized garage. Ideally located near parks, schools & all amenities, this turn-key home delivers comfort, space, and flexibility in a family-friendly community.

Built in 1958

## Essential Information

MLS® #	E4449221
Price	\$399,900
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, No Garage

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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	July 23rd, 2025
Days on Market	4
Zoning	Zone 23

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