

\$448,000 - 4237 117 Avenue, Edmonton

MLS® #E4420779

\$448,000

5 Bedroom, 2.00 Bathroom, 1,047 sqft
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

LEGAL suite brings cash flow for this completely renovated raised bungalow on a big, private lot! It's like living in a new home with high finishes; fresh paint (interior and exterior), new plank flooring, fixtures, lighting, eaves/downs, exterior stairs, hot water tank, some windows, newer roof, upgraded electrical-both are turnkey. Enjoy the new kitchen boasting brand new ss appliances, custom wood self closing cabinets, quartz counters, backsplash, live edge shelves, FH sink and extra storage in banquette. Take a load off in the new spa bathroom with granite vanity, tiled shower and stunning floors! Lots of windows allow natural light to flow thru out both levels of this charming home which has it all and more! A solid double garage on the south facing backyard completes this must see property. For investors, more cash flow with opportunity to build a garden suite or duplex on this incredible property. Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.

Built in 1954

Essential Information

| | |
|----------|-----------|
| MLS® # | E4420779 |
| Price | \$448,000 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,047 |
| Acres | 0.00 |
| Year Built | 1954 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4237 117 Avenue |
| Area | Edmonton |
| Subdivision | Beverly Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 0Y3 |

Amenities

| | |
|-----------|------------------------------|
| Amenities | Fire Pit, Patio, See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Stucco |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Recreation Use, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Concrete, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed February 7th, 2025

Days on Market 57

Zoning Zone 23

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