

## **\$364,900 - 4218 117 Avenue, Edmonton**

MLS® #E4438091

**\$364,900**

4 Bedroom, 2.00 Bathroom, 840 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to this beautifully renovated single-family home in the sought-after neighborhood of Beverly Heights! Offering the perfect blend of modern finishes and everyday comfort, this 4-bedroom, 2-bathroom residence is completely turn-key and ideal for families and young professionals alike. Step inside to find an open-concept layout featuring brand-new floors throughout and a designer kitchen thatâ€™s sure to impressâ€”complete with sleek quartz countertops, a spacious island, and all-new cabinetry and fixtures. Both full bathrooms are fully updated and feature stunning tile work and high-end finishes. Peace of mind comes standard with a brand-new roof, updated electrical and plumbing systems, and quality craftsmanship throughout. Enjoy outdoor living in the large private yardâ€”perfect for entertaining, gardening, or simply relaxing in your own space. Located just steps from top-rated restaurants, shopping, and entertainment, this home also offers a quick and easy commute to downtown, making it a convenient

Built in 1957

### **Essential Information**

MLS® # E4438091

Price \$364,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4218 117 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0Y4

### **Amenities**

Amenities	Deck
Parking	Over Sized, RV Parking, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 8

Zoning Zone 23

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