

## \$320,000 - 3644 116 Avenue, Edmonton

MLS® #E4453329

**\$320,000**

3 Bedroom, 2.00 Bathroom, 723 sqft

Single Family on 0.00 Acres

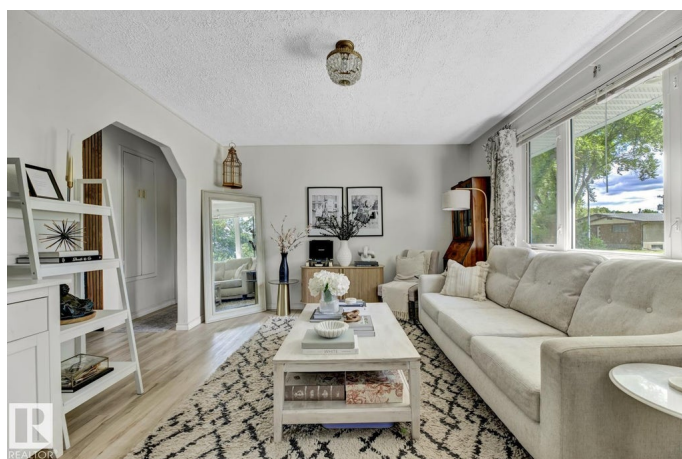
Beverly Heights, Edmonton, AB

This well-maintained home is carpet-free, has new vinyl plank flooring, vinyl windows on the main floor and upgraded light fixtures. The kitchen features a butcher block island and stools, all of which can stay. The main floor has 2 bedrooms and a 3p bathroom with a stylish walk-in shower. The basement has a rec room, a king-sized bedroom, and a very spacious 4p bathroom. This 50'x120' lot has a fully-fenced back yard with a patio and large gazebo that is included in the sale. The furnace was changed in 2017, the house shingles in 2015, and there is a large newer electric panel. Freshly painted and squeaky clean, this attractive home is move-in ready!

Built in 1939

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453329               |
| Price          | \$320,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 723                    |
| Acres          | 0.00                   |
| Year Built     | 1939                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3644 116 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0W6         |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Gazebo, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Double Garage Detached                        |

### Interior

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                       |
| Stories      | 2                                                                                                                               |
| Has Basement | Yes                                                                                                                             |
| Basement     | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 23           |

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Listing information last updated on August 25th, 2025 at 11:18am MDT