

\$320,000 - 3644 116 Avenue, Edmonton

MLS® #E4453329

\$320,000

3 Bedroom, 2.00 Bathroom, 723 sqft

Single Family on 0.00 Acres

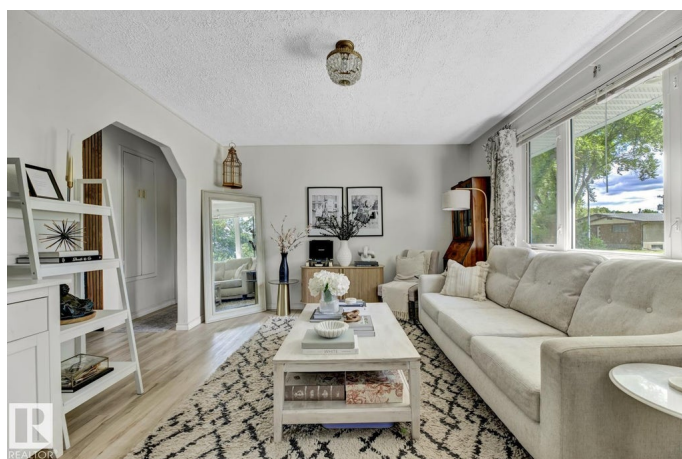
Beverly Heights, Edmonton, AB

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	2
Zoning	Zone 23

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Listing information last updated on August 18th, 2025 at 3:02pm MDT