

Courtesy Of Shane Gwilliam Of Sable Realty

## \$269,900 - 4405 116 Avenue, Edmonton

MLS® #E4454935

**\$269,900**

2 Bedroom, 1.00 Bathroom, 754 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Best value in the area. Attention investors/renovators/first time home buyers looking to get into the market at a bargain price. Home offers ORIGINAL HARDWOOD FLOORS, NEW VINYL WINDOWS, NEW STAINLESS STEEL STOVE/WASHER DRYER, and NEW EXTERIOR DOORS/SCREEN DOORS/GARAGE MAN DOOR, NEW LIGHTS, NEW BATHROOM VANITY. EPCOR installing a new water meter shortly. 2 BEDROOMS on the main floor with the capability of adding a 3rd bedroom in the partially developed basement quite easily. Property features MASSIVE SOUTH BACKING YARD great for a young family and SINGLE DETACHED GARAGE perfect for our long and cold Edmonton winter's. Close to loads of amenities one would need as well as very close proximity to John J. Olinyk Park, Ada Boulevard, and The River Valley trails/amenities.

Built in 1956

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454935  |
| Price      | \$269,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 754                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4405 116 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0X2         |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Off Street Parking, Vinyl Windows, See Remarks |
| Parking   | Single Garage Detached                         |

### Interior

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

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                             |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 27th, 2025 |
|-------------|-------------------|

Days on Market 6

Zoning Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 2nd, 2025 at 6:32pm MDT