

## **\$399,888 - 3623 110 Avenue, Edmonton**

MLS® #E4430950

**\$399,888**

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to Beverly Heights, just minutes from beautiful ADA BOULEVARD!!! This charming BUNGALOW has been previously RENOVATED THROUGHOUT with a SECONDARY LIVING AREA, 2nd KITCHEN, SEPARATE ENTRANCE and its own laundry. Perfect for big families or in-laws. As you enter, you'll be greeted by an OPEN CONCEPT KITCHEN overseeing the large living room area. Kitchen is fully RENOVATED with WHITE CABINETS, large COUNTERTOPS, exquisite BACKSPLASH, HOODFAN, BUILT IN OVEN and additional SS APPLIANCES. Two large bedrooms, a full bathroom and laundry room complete the upstairs. BASEMENT comes RENOVATED with a 2nd KITCHEN, 2nd LIVING ROOM, additional bedroom, a 3-pc TILED BATH & own LAUNDRY. Outside, there's a good-sized DECK, STORAGE SHED and cement pad driveway ready for your future garage. The quiet, family-friendly community offers shops, schools, golfing and easy access to major roads while enjoying the serenity. Whether you need a roomy home or a future investment, this move-in-ready gem has it all. A must-see!

Built in 1958

### **Essential Information**



MLS® #	E4430950
Price	\$399,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3623 110 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0H6

### **Amenities**

Amenities	Deck, R.V. Storage
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 15th, 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 April 21st, 2025 at 8:17am MDT