

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

MLS® #E4453329

**\$320,000**

3 Bedroom, 2.00 Bathroom, 723 sqft

Single Family on 0.00 Acres

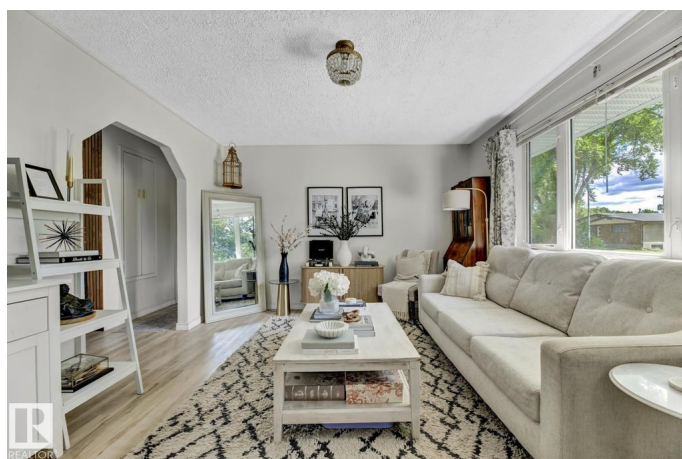
Beverly Heights, Edmonton, AB

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	1
Zoning	Zone 23

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Listing information last updated on August 17th, 2025 at 7:17am MDT