

## \$345,400 - 4825 117 Avenue, Edmonton

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MLS® #E4462275

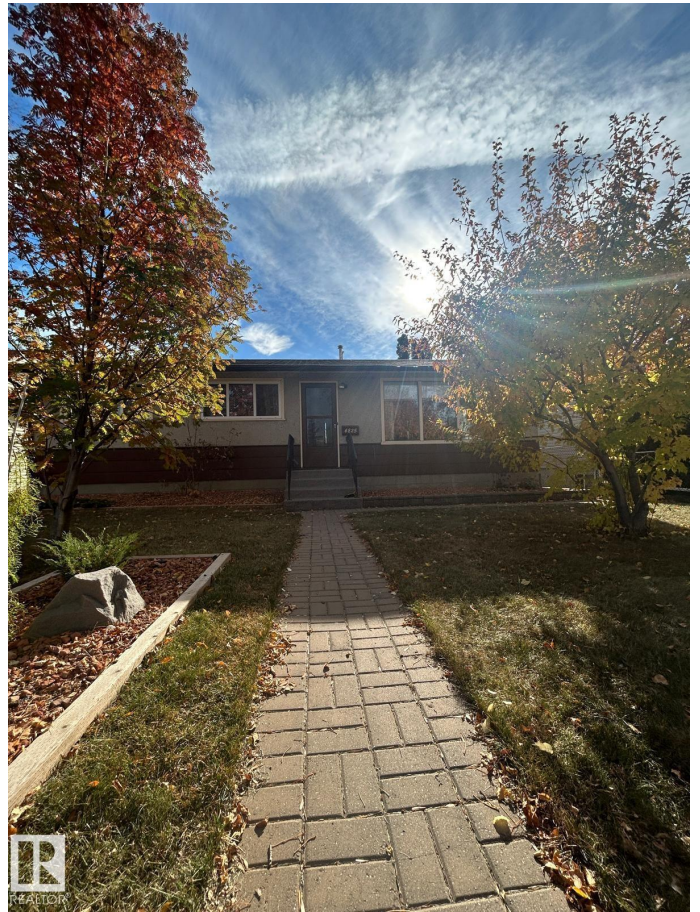
### \$345,400

4 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Super special, super clean and updated bungalow with in law kitchen here. So many great things to talk about such as the open wall oak kitchen design, hardwood floors, newer windows, shingles, HWT shingles and more. With over 1000 sq feet on each level you have a nice separate entrance, beautiful large private tiered back yard and very nice double detached garage. A few added bonuses include new sewer line with backflow valve, large basement egress windows with security, updated insulation and ventilation and built in vacuum. The city even has the basement it noted on their website as secondary kitchen but it flexes to whatever works for you. One look is all you will need and I am sure you will want it. !!!



Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462275  |
| Price          | \$345,400 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,108     |
| Acres          | 0.00      |
| Year Built     | 1958      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4825 117 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0Y9         |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | Double Garage Detached      |

### Interior

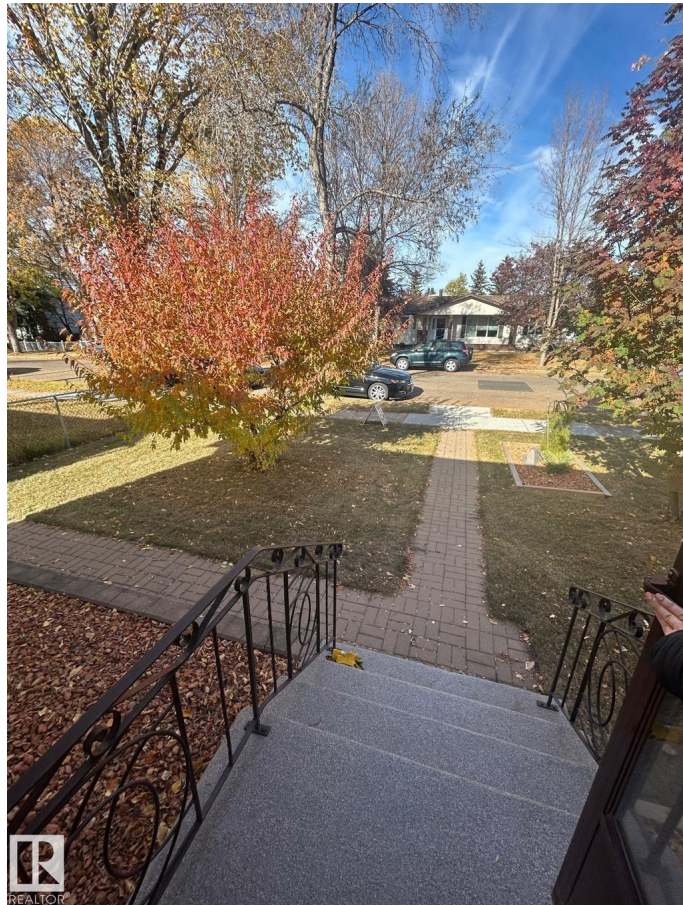
|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 2                                                                           |
| Has Suite    | Yes                                                                         |
| Has Basement | Yes                                                                         |
| Basement     | Full, Finished                                                              |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Back Lane, Fenced, Low Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 23            |



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Listing information last updated on October 26th, 2025 at 1:02pm MDT