

## \$375,000 - 4641 115 Avenue, Edmonton

MLS® #E4449153

**\$375,000**

4 Bedroom, 2.00 Bathroom, 879 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Across the street from a city park and playground, youâ€™ll love this location! Almost everything has been updated in this well-maintained home. Exterior and attic insulation plus new doors were added during a 2024 home energy retrofit. All the windows are vinyl and the main floor has vinyl plank flooring. The eat-in kitchen has newer cabinets, stainless steel appliances including a \$4K deluxe fridge and new Decorastone countertops. Both bedrooms on the main floor are king size! The 4p main bath is updated, including a new jet tub last year. The basement has 2 bedrooms with large windows, a rec room and newer pot lights throughout. The furnace and water tank are only 2 yrs old. The exterior has new vinyl siding, eaves and soffits (2024), shingles (approx. 5 yrs) and new parging. The south facing back yard of this 50 x 120 lot is fully fenced with a patio, awning, and raised veggie gardens. The 21 x 14 single garage was built in 2013. You wonâ€™t find a more affordable move-in-ready home than this gem!

Built in 1954

### Essential Information

MLS® # E4449153

Price \$375,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	879
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4641 115 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0W1

### Amenities

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 23rd, 2025  
Days on Market        3  
Zoning                    Zone 23

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