

\$399,900 - 4034 117 Avenue, Edmonton

MLS® #E4449221

\$399,900

5 Bedroom, 2.50 Bathroom, 1,074 sqft
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Fully renovated & move-in ready! This stunning bungalow in Beverly Heights sits on a large 50' x 120' lot with a huge, mature backyardâ€”perfect for kids to play. Offering 5 spacious bedrooms, 2.5 stylish bathrooms, and a fully finished basement with 2 bedrooms, second kitchen, private laundry, and separate entranceâ€”ideal for extended family. Enjoy brand-new flooring, plumbing & electrical fixtures, windows, hot water tank, and mostly new appliances with warranty. The main floor features upgraded doors, modern finishes, and a bright open layout. Tremendous space to build an oversized garage. Ideally located near parks, schools & all amenities, this turn-key home delivers comfort, space, and flexibility in a family-friendly community.

Built in 1958

Essential Information

MLS® #	E4449221
Price	\$399,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,074
Acres	0.00



Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4034 117 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0Y2

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Front/Rear Drive Access, No Garage

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

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

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