

# \$439,900 - 4622 114 Avenue, Edmonton

MLS® #E4449621

**\$439,900**

3 Bedroom, 1.00 Bathroom, 1,057 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Bright, airy bungalow in Beverly Heights! This charming 3-bedroom, 1-bath home features a beautifully landscaped front yard with concrete walkway leading to a welcoming two-tiered front deckâ€”perfect for relaxing. Inside, enjoy a spacious living room with elegant molding details & large window. The open kitchen boasts newer cabinets, marble counters & backsplash, stainless steel appliances, dual windows, and a functional island with butcher block counter. Three spacious bedrooms & a 5-pc bath with dual sinks & granite counters complete the main floor. Additional features include hardwood floors throughout, newer vinyl windows & custom window coverings. The spacious backyard offers a patio, garden, and grassy area for kids or pets. Concrete walkway leads to the double detached garage & private driveway. The unspoiled basement awaits your finishing touch. Steps to the North Saskatchewan River Valley, Highlands & Riverside Golf Course, trails, schools, parks, Concordia, Borden Park, Expo Centre & more!

Built in 1964

## Essential Information

MLS® # E4449621

Price \$439,900

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,057
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4622 114 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0T5

### **Amenities**

Amenities	Deck, Patio, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        3  
Zoning                    Zone 23

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