

\$345,400 - 4825 117 Avenue, Edmonton

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

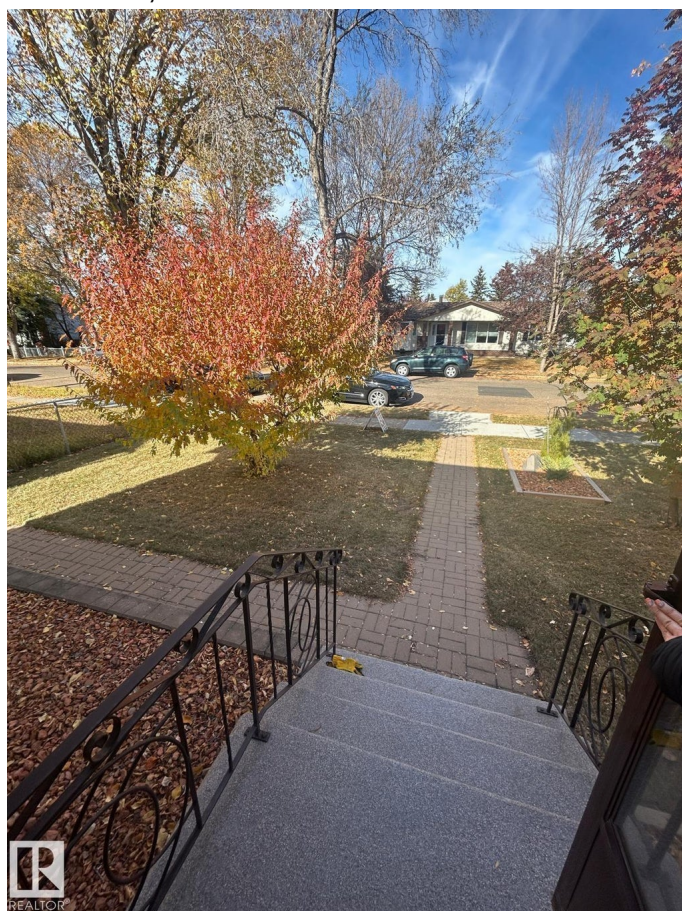
Appliances	Dishwasher-Built-In, Dryer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

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	9
Zoning	Zone 23



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 11:47pm MDT