

## \$365,000 - 4245 116 Avenue, Edmonton

MLS® #E4406830

### \$365,000

5 Bedroom, 2.00 Bathroom, 1,031 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Charming corner lot bungalow brimming with potential! This home boasts a spacious main floor featuring 3 generous bedrooms, a 4-piece bathroom with a jacuzzi tub, a large kitchen with a dining area, and a bright living room with a cozy wood-burning fireplace and large window. A separate backdoor entrance leads to a deck and the partially developed basement, which includes 2 oversized bedrooms, a roomy laundry area, a second bathroom, and a rustic, fully functional sauna. One basement room offers potential for a future kitchen, adding suite potential. The south-facing backyard is perfect for entertaining, and the double garage is ideal for a workshop or future garden suite. Upgrades include a new furnace (2018) and hot water tank (2016). Conveniently located near the river valley, public transportation, schools, and other amenities, this property is perfect for investors, developers, or families looking to grow. Don't miss out on this versatile opportunity!

Built in 1953

### Essential Information

MLS® #	E4406830
Price	\$365,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4245 116 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0W9

### **Amenities**

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Television Connection, Vinyl Windows, Infill Property
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Father Leo Green School
Middle	St. Nicholas School
High	Archbishop O'Leary School

### **Additional Information**

Date Listed	September 17th, 2024
Days on Market	177
Zoning	Zone 23

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