

## **\$399,888 - 3623 110 Avenue, Edmonton**

MLS® #E4430950

**\$399,888**

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to Beverly Heights, just minutes from beautiful ADA BOULEVARD!!! This charming BUNGALOW has been previously RENOVATED THROUGHOUT with a SECONDARY LIVING AREA, 2nd KITCHEN, SEPARATE ENTRANCE and its own laundry. Perfect for big families or in-laws. As you enter, you'll be greeted by an OPEN CONCEPT KITCHEN overseeing the large living room area. Kitchen is fully RENOVATED with WHITE CABINETS, large COUNTERTOPS, exquisite BACKSPLASH, HOODFAN, BUILT IN OVEN and additional SS APPLIANCES. Two large bedrooms, a full bathroom and laundry room complete the upstairs. BASEMENT comes RENOVATED with a 2nd KITCHEN, 2nd LIVING ROOM, additional bedroom, a 3-pc TILED BATH & own LAUNDRY. Outside, there's a good-sized DECK, STORAGE SHED and cement pad driveway ready for your future garage. The quiet, family-friendly community offers shops, schools, golfing and easy access to major roads while enjoying the serenity. Whether you need a roomy home or a future investment, this move-in-ready gem has it all. A must-see!

Built in 1958

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4430950               |
| Price          | \$399,888              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,076                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3623 110 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0H6         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, R.V. Storage       |
| Parking   | Parking Pad Cement/Paved |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 23          |

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Listing information last updated on May 2nd, 2025 at 1:17am MDT