

Courtesy Of Joel P Teeling Of MaxWell Polaris

## \$369,900 - 4026 113 Avenue, Edmonton

MLS® #E4423250

**\$369,900**

3 Bedroom, 1.00 Bathroom, 918 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

### MID-CENTURY ENTHUSIASTS WANTED!

Situated on a quiet tree-lined street, mere moments from Ada BLVD & the river valley, sits this lovingly maintained and upgraded mid-century bungalow. Exceptional curb appeal greets you immediately! Step inside & enjoy a host of mid-century charm, including re-finished oak hardwood, an open-concept living area, charming kitchen w/island & dining area w/ build-in & 2 spacious bedrooms. With endless natural light, this is a charming & happy home, ready for the new owner to make memories here. Downstairs features a HUGE family room, 3rd bedroom/den & plenty of space for storage. Step out back to your private OASIS! The massive backyard is the perfect place to enjoy 4-seasons. A massive 24x22 double garage completes the package. This home comes with an endless array of upgrades, including: FLOORING, BATHROOM, ROOF, NEWER WINDOWS, UPGRADED ELECTRICAL & MORE! If you're looking for a ROCK SOLID mid-century home, look no further. You'll love this home & this area!



Built in 1955

### Essential Information

MLS® #	E4423250
Price	\$369,900

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	918
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4026 113 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0R3

### **Amenities**

Amenities	Off Street Parking, No Smoking Home, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Level Land, Playground Nearby, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	IVOR DENT / ST BERNADETTE
Middle	IVOR DENT / ST NICHOLAS
High	EASTGLEN / AUSTIN O'BRIEN

## Additional Information

Date Listed	February 28th, 2025
Days on Market	13
Zoning	Zone 23

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