

## \$269,900 - 4405 116 Avenue, Edmonton

MLS® #E4454935

**\$269,900**

2 Bedroom, 1.00 Bathroom, 754 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Best value in the area. Attention investors/renovators/first time home buyers looking to get into the market at a bargain price. Home offers ORIGINAL HARDWOOD FLOORS, NEW VINYL WINDOWS, NEW STAINLESS STEEL STOVE/WASHER DRYER, and NEW EXTERIOR DOORS/SCREEN DOORS/GARAGE MAN DOOR, NEW LIGHTS, NEW BATHROOM VANITY. EPCOR installing a new water meter shortly. 2 BEDROOMS on the main floor with the capability of adding a 3rd bedroom in the partially developed basement quite easily. Property features MASSIVE SOUTH BACKING YARD great for a young family and SINGLE DETACHED GARAGE perfect for our long and cold Edmonton winter's. Close to loads of amenities one would need as well as very close proximity to John J. Olinyk Park, Ada Boulevard, and The River Valley trails/amenities.

Built in 1956

### Essential Information

MLS® #	E4454935
Price	\$269,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	754
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4405 116 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0X2

### Amenities

Amenities	Off Street Parking, Vinyl Windows, See Remarks
Parking	Single Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 27th, 2025
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Days on Market 1

Zoning Zone 23

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Listing information last updated on August 28th, 2025 at 7:17am MDT