

# \$448,000 - 4237 117 Avenue, Edmonton

MLS® #E4420779

**\$448,000**

5 Bedroom, 2.00 Bathroom, 1,047 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

LEGAL suite brings cash flow for this completely renovated raised bungalow on a big, private lot! It's like living in a new home with high finishes; fresh paint (interior and exterior), new plank flooring, fixtures, lighting, eaves/downs, exterior stairs, hot water tank, some windows, newer roof, upgraded electrical-both are turnkey. Enjoy the new kitchen boasting brand new ss appliances, custom wood self closing cabinets, quartz counters, backsplash, live edge shelves, FH sink and extra storage in banquette. Take a load off in the new spa bathroom with granite vanity, tiled shower and stunning floors! Lots of windows allow natural light to flow thru out both levels of this charming home which has it all and more! A solid double garage on the south facing backyard completes this must see property. For investors, more cash flow with opportunity to build a garden suite or duplex on this incredible property. Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.

Built in 1954

## Essential Information

MLS® #	E4420779
Price	\$448,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	4237 117 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0Y3

### **Amenities**

Amenities	Fire Pit, Patio, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Recreation Use, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed February 7th, 2025

Days on Market 56

Zoning Zone 23

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