

Courtesy Of Ricky Singh Of MaxWell Polaris

# \$749,900 - 3648 117 Ave, Edmonton

MLS® #E4423483

**\$749,900**

3 Bedroom, 1.00 Bathroom, 5,009 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Investor alert! This 4PLEX is located on the quiet neighbourhood with total 11 bedrooms, 4 kitchens, 4 bathrooms, 4 living rooms. There is a shared coin operated laundry inside the building and a DOUBLE CAR DETACHED GARAGE & surface stalls that provide additional parking. Some upgrades include roof 2021, fencing 2021, water heater 2021 & some new appliances. This property is ideally located just a few minutes away from the trendy Highlands hub that offers restaurants, shops and just 10 minutes drive from Downtown. Walking distance to RUNDLE PARK, SCHOOLS, SHOPPING, SWIMMING and all major amenities.

Built in 1971

## Essential Information

MLS® #	E4423483
Price	\$749,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	5,009
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	4PLEX



Style	2 Storey
Status	Active

### Community Information

Address	3648 117 Ave
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0X8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 1st, 2025
Days on Market	34
Zoning	Zone 23

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Listing information last updated on April 4th, 2025 at 10:17am MDT