

Courtesy Of Eddy A D'Ambrosio Of RE/MAX Elite

## \$280,000 - 3615 110 Avenue, Edmonton

MLS® #E4430248

**\$280,000**

2 Bedroom, 2.00 Bathroom, 757 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Wonderful and nearly 800 Sq Ft 2 bedroom, 2 bathroom bungalow with an oversized single detached garage, situated on an enormous 50'X119' ( 5976 SQ FT ) LOT!! Life in Beverly is sweet! close to the river and rundle park, quick access to yellowhead, and anthony henday, and a quick commute into Downtown!! This home has been updated over the years with a new roof, furnace, hot water tank, windows, numerous landscaping updates, and has gravel pad RV PARKING off the alley way, a SEPARATE SIDE ENTRY TO THE BASEMENT, a massive long driveway for additional parking, and a bright south backing yard! This is an incredible opportunity to own your own home and invest in your future, or purchase a great investment property on a huge lot that also has huge redevelopment potential in the future!

Built in 1957

### Essential Information

MLS® #	E4430248
Price	\$280,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	757
Acres	0.00



Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3615 110 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0H5

### **Amenities**

Amenities	Hot Water Natural Gas, Vinyl Windows
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	3
Zoning	Zone 23

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Listing information last updated on April 13th, 2025 at 9:47am MDT