

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 6:17am MDT