

## \$409,900 - 3613 113 Avenue, Edmonton

MLS® #E4450123

**\$409,900**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to Beverly Heights. Steps from Edmonton's iconic River Valley! This beautifully updated open-concept bungalow is designed for both everyday comfort and unforgettable entertaining. The heart of the home features a massive chef's kitchen complete with a gas range, double oven, and ample cabinetry, perfect for hosting friends and family. The main floor offers a modernized 5-piece bathroom and two spacious bedrooms, combining functionality with contemporary style. Downstairs, enjoy a cozy retreat ideal for movie nights, two additional bedrooms, and a 3-piece bathroom. Step outside to a massive backyard, tailor made for evening bonfires, kids' yard games, or quiet relaxation. Located in the family - friendly community lines with mature trees, and just minutes from schools, parks, and nature trails. This Beverly Heights gem combines urban accessibility with the charm of close-knit neighbourhood. Recent updates: Furnace (2025). AC (2025). Relined sewer(2024). Hot water tank (2024). Roof (2020).

Built in 1959

### Essential Information

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Price \$409,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3613 113 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0P7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Oven Built-In-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                      |
| Stories      | 2                                                                                                                                                                                              |
| Has Basement | Yes                                                                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 28th, 2025

Days on Market                5

Zoning                            Zone 23

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Listing information last updated on August 2nd, 2025 at 12:32pm MDT