

## \$349,888 - 3412 114 Avenue, Edmonton

MLS® #E4457655

**\$349,888**

6 Bedroom, 1.50 Bathroom, 1,177 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to Beverly Heights! This spacious 6-bedroom bungalow offers 2,208 sq. ft. of RMS-verified living space on a large 601 m<sup>2</sup> lot. The bright living room showcases a huge picture window, while the functional main floor layout features a formal dining area, eat-in kitchen, 3 bedrooms, 4-pc bath & 2-pc ensuite in the primary. The fully finished basement extends the living space with 3 more bedrooms, a generous family room, laundry, & abundant storage. Recent updates include fresh paint & flooring throughout. Outside, enjoy the oversized 25'™ Ã— 23'™ detached garage, fenced yard, patio, & mature trees. Ideally located in Beverly Heights with quick access to downtown, Concordia University, & the River Valley trail system. Minutes to Rundle Park, Highlands, & Riverside golf courses. Excellent public transit, schools, shopping & community amenities make this home perfect for large families, multi-generational living, or investors. Don't wait! Opportunities like this are rare, act fast!

Built in 1970

### Essential Information

MLS® # E4457655

Price \$349,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,177                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3412 114 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0S3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                             |
| Stories           | 2                                                     |
| Has Basement      | Yes                                                   |
| Basement          | Full, Finished                                        |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                              |

Foundation                      Concrete Perimeter

**School Information**

Middle                      Ivor Dent School  
High                      Ivor Dent School

**Additional Information**

Date Listed                      September 13th, 2025  
Days on Market                2  
Zoning                      Zone 23

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