

## \$339,000 - 4225 115 Avenue, Edmonton

MLS® #E4439797

**\$339,000**

6 Bedroom, 2.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Solid, fully finished, 6 bedrooms, 2 & 1/2 baths home with double detached garage on a quiet tree lined street 2 doors down from a park/playground in family neighborhood of Old Towne Beverly. Walking distance to schools, historic Ada Blvd, rivervalley & all amenities including trendy shops and cafes in Highlands.

With a little bit of sweat equity make this 2nd owner house your family's home. Or convert house into a 2 or 3 suite revenue property.

House has 2 entrances, front & back stairs, to access the basement. On the main floor there are 3 bedrooms including a primary bedroom with a 2 pc ensuite. In the basement there is a kitchen, full bathroom & 3 bedrooms.

convenient laundry & furnace room right off the back stairs. Shingles on the house were replaces in 2014, furnace 2007. House has lots of potential for the buyer with the right vision.

Built in 1972

### Essential Information

MLS® #	E4439797
Price	\$339,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,195
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4225 115 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0V7

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ivor Dent, St Benadette
Middle	Ivor Dent. St Nicolas
High	Eastglen, Austen O'Brien

**Additional Information**

Date Listed	June 1st, 2025
Days on Market	6
Zoning	Zone 23

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