

## \$299,900 - 4222 113 Avenue, Edmonton

MLS® #E4434875

**\$299,900**

3 Bedroom, 1.50 Bathroom, 786 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Charming Starter Home in the beautiful and established Beverly Heights neighborhood! Featuring an open-concept kitchen and living room, this home is perfect for family living or entertaining guests. Upstairs, you'll find two comfortable bedrooms and a full bath. The fully finished basement offers a spacious second living room complete with a wet bar, bedroom, and a convenient half bath—ideal for hosting or relaxing. Enjoy the benefits of a single oversized garage, a paved driveway with room for RV parking. The expansive backyard is a true retreat, boasting mature trees, a patio area, lush green space, and garden beds. Upgrades over the years include a new furnace, hot water tank, air conditioner, roof, vinyl siding, and driveway—giving you peace of mind and added value. Located close to schools, shopping, public transit, the river valley, and so much more.

Built in 1954

### Essential Information

MLS® #	E4434875
Price	\$299,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	786
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4222 113 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0R5

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Vegetable Garden, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 7th, 2025
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Days on Market 6

Zoning Zone 23

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