# \$360,000 - 3620 115 Avenue, Edmonton

MLS® #E4440966

#### \$360,000

2 Bedroom, 1.00 Bathroom, 1,282 sqft Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Discover the incredible opportunity waiting in Beverly Heights! This massive 75' x 120' lot offers prime potential for redevelopment (can build 3 homes on this lot) whether you're envisioning your dream home on a spacious lot or planning a profitable infill project, the subdividable zoning makes it all possible. The existing 1.5 storey home sits on a quiet, tree-lined street with a large backyard, mature trees, and a double detached garage. Inside, the main floor features a bright living room, formal dining area, functional kitchen, 5-piece bathroom, convenient laundry room, den, and a generously sized primary bedroom. Upstairs you'II find a second bedroom and a large storage area. This is a fantastic opportunity for investors, builders, or anyone looking to create something special in an established neighborhoodâ€"just minutes from the river valley, parks, schools, shopping, and more. This home is being sold as is, where is.

Built in 1941

#### **Essential Information**

MLS® # E4440966 Price \$360,000

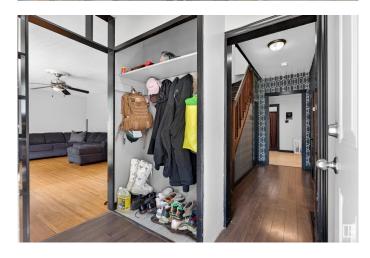
Bedrooms 2

Bathrooms 1.00

Full Baths 1







Square Footage 1,282
Acres 0.00
Year Built 1941

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

## **Community Information**

Address 3620 115 Avenue

Area Edmonton

Subdivision Beverly Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T5W 0T9

#### **Amenities**

Amenities Deck, Fire Pit

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

Swimming Pool, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market 46

Zoning Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 22nd, 2025 at 7:02pm MDT