

## \$389,900 - 3636 116 Avenue, Edmonton

MLS® #E4436865

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Spacious bungalow on a quiet, tree-lined street, this charming bungalow offers comfort, style, and convenience with nearly 2400 sqft of living space. Inside, natural light pours through a skylight, highlighting a rich open living area and a cozy wood-burning fireplace. The main level features 2 spacious bedrooms and a 4-piece bath, while the SEPARATE ENTRANCE to the basement leads to a fully finished area with a bedroom, den, kitchen, and another 4-piece bathroom-- perfect for family or guests. Enjoy outdoor living with the covered deck, and take advantage of the oversized double detached garage (new shingles replaced 2 years ago). Additional upgrades include brand new washing machine, 5 year old house shingles, and a replaced sewer line to the city. Located just minutes from schools, parks, shopping, and quick access to the Yellowhead and Anthony Henday, this home truly has it all!

Built in 1952

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436865  |
| Price      | \$389,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,238                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3636 116 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0E6         |

### **Amenities**

|           |                                   |
|-----------|-----------------------------------|
| Amenities | On Street Parking, Deck, Skylight |
| Parking   | Double Garage Detached            |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl                          |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stucco, Vinyl                          |
| Foundation        | Concrete Perimeter                           |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Abbott Elementary School |
|------------|--------------------------|

Middle                      St. Nicholas Catholic

**Additional Information**

Date Listed                May 16th, 2025  
Days on Market        30  
Zoning                    Zone 23

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