

Courtesy Of Ricky Singh Of MaxWell Polaris

# \$749,900 - 3648 117 Ave, Edmonton

MLS® #E4423483

**\$749,900**

3 Bedroom, 1.00 Bathroom, 5,009 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Investor alert! This 4PLEX is located on the quiet neighbourhood with total 11 bedrooms, 4 kitchens, 4 bathrooms, 4 living rooms. There is a shared coin operated laundry inside the building and a DOUBLE CAR DETACHED GARAGE & surface stalls that provide additional parking. Some upgrades include roof 2021, fencing 2021, water heater 2021 & some new appliances. This property is ideally located just a few minutes away from the trendy Highlands hub that offers restaurants, shops and just 10 minutes drive from Downtown. Walking distance to RUNDLE PARK, SCHOOLS, SHOPPING, SWIMMING and all major amenities.

Built in 1971

## Essential Information

MLS® #	E4423483
Price	\$749,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	5,009
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	4PLEX



Style 2 Storey  
Status Active

### Community Information

Address 3648 117 Ave  
Area Edmonton  
Subdivision Beverly Heights  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5W 0X8

### Amenities

Amenities See Remarks  
Parking Double Garage Detached

### Interior

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric  
Heating See Remarks, Natural Gas  
Stories 2  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Brick, Stucco  
Exterior Features Back Lane, Fenced, Landscaped, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Brick, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 1st, 2025  
Days on Market 33  
Zoning Zone 23

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Listing information last updated on April 3rd, 2025 at 4:02pm MDT