

# \$409,900 - 3613 113 Avenue, Edmonton

MLS® #E4450123

**\$409,900**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to Beverly Heights. Steps from Edmonton's iconic River Valley! This beautifully updated open-concept bungalow is designed for both everyday comfort and unforgettable entertaining. The heart of the home features a massive chef's kitchen complete with a gas range, double oven, and ample cabinetry, perfect for hosting friends and family. The main floor offers a modernized 5-piece bathroom and two spacious bedrooms, combining functionality with contemporary style. Downstairs, enjoy a cozy retreat ideal for movie nights, two additional bedrooms, and a 3-piece bathroom. Step outside to a massive backyard, tailor made for evening bonfires, kids' yard games, or quiet relaxation. Located in the family - friendly community lines with mature trees, and just minutes from schools, parks, and nature trails. This Beverly Heights gem combines urban accessibility with the charm of close-knit neighbourhood. Recent updates: Furnace (2025). AC (2025). Relined sewer(2024). Hot water tank (2024). Roof (2020).

Built in 1959

## Essential Information

MLS® # E4450123

Price \$409,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3613 113 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0P7         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Oven Built-In-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 28th, 2025

Days on Market                2

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 30th, 2025 at 6:17am MDT