

Courtesy Of Joel P Teeling and Travis Kuhn Of MaxWell Polaris

## \$368,500 - 4026 113 Avenue, Edmonton

MLS® #E4427816

**\$368,500**

3 Bedroom, 1.00 Bathroom, 918 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

### MID-CENTURY ENTHUSIASTS WANTED!

Situated on a quiet tree-lined street, mere moments from Ada BLVD & the river valley, sits this lovingly maintained and upgraded mid-century bungalow. Exceptional curb appeal greets you immediately! Step inside & enjoy a host of mid-century charm, including re-finished oak hardwood, an open-concept living area, charming kitchen w/island & dining area w/ build-in & 2 spacious bedrooms. With endless natural light, this is a charming & happy home, ready for the new owner to make memories here. Downstairs features a HUGE family room, 3rd bedroom/den & plenty of space for storage. Step out back to your private OASIS! The massive backyard is the perfect place to enjoy 4-seasons. A massive 24x22 double garage completes the package. This home comes with an endless array of upgrades, including: FLOORING, BATHROOM, ROOF, NEWER WINDOWS, UPGRADED ELECTRICAL & MORE! If you're looking for a ROCK SOLID mid-century home, look no further. You'll love this home & this area!



Built in 1955

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4427816  |
| Price  | \$368,500 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 918                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4026 113 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0R3         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                           |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Golf Nearby, Level Land, Playground Nearby, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | IVOR DENT / ST BERNADETTE |
| Middle     | IVOR DENT / ST NICHOLAS   |
| High       | EASTGLEN / AUSTIN O'BRIEN |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 23          |

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Listing information last updated on April 4th, 2025 at 1:02pm MDT