

# \$299,900 - 4222 113 Avenue, Edmonton

MLS® #E4434875

**\$299,900**

3 Bedroom, 1.50 Bathroom, 786 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Charming Starter Home in the beautiful and established Beverly Heights neighborhood! Featuring an open-concept kitchen and living room, this home is perfect for family living or entertaining guests. Upstairs, you'll find two comfortable bedrooms and a full bath. The fully finished basement offers a spacious second living room complete with a wet bar, bedroom, and a convenient half bath—ideal for hosting or relaxing. Enjoy the benefits of a single oversized garage, a paved driveway with room for RV parking. The expansive backyard is a true retreat, boasting mature trees, a patio area, lush green space, and garden beds. Upgrades over the years include a new furnace, hot water tank, air conditioner, roof, vinyl siding, and driveway—giving you peace of mind and added value. Located close to schools, shopping, public transit, the river valley, and so much more.

Built in 1954

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434875  |
| Price      | \$299,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 786                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4222 113 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0R5         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Closet Organizers, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Detached   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas              |
| Stories      | 2                                      |
| Has Basement | Yes                                    |
| Basement     | Full, Partially Finished               |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Vegetable Garden, Partially Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 7th, 2025 |
|-------------|---------------|

Days on Market 2

Zoning Zone 23

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Listing information last updated on May 9th, 2025 at 2:02pm MDT