

# \$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      5

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 August 2nd, 2025 at 2:47am MDT