

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	7
Zoning	Zone 23

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Listing information last updated on April 3rd, 2025 at 8:02am MDT