

## \$339,900 - 3516 111 Avenue, Edmonton

MLS® #E4454682

**\$339,900**

4 Bedroom, 1.50 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

~ SOLID 3 + 1 BEDROOM BUNGALOW in BEVERLY HEIGHTS ~ LOCATED JUST A FEW BLOCKS TO ADA BLVD and the RIVER VALLEY ~ DOUBLE DETACHED GARAGE ~ LARGE CITY EASEMENT NEXT to the PROPERTY ~ Check out this excellent 4 bedroom, 1.5 bath bungalow located on a quiet street in Beverly. The home has been in the family for many years and is located beside a large city owned service lot easement that gives you tons of yard space for gatherings and outdoor enjoyment. The home features a large south facing living room, eat-in kitchen with lots of cabinets, 3 good sized bedrooms on the main floor including the primary bedroom with its own 2 piece bath. There is a large double detached garage in the backyard with rear alley access. The basement is partially finished with another bedroom and family room area. This would be a perfect home for young families or investors looking for a solid rental property. BRAND NEW FURNACE ~ FRESH PAINT ON MAIN FLOOR ~ WELL MAINTAINED PROPERTY.

Built in 1967

### Essential Information

MLS® # E4454682

Price \$339,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,167                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3516 111 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0J6         |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Television Connection |
| Parking   | Double Garage Detached                                                         |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Stories           | 2                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Partially Finished                                                                                                       |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                       |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 23           |

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Listing information last updated on September 3rd, 2025 at 8:32pm MDT