

\$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

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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 6

Zoning Zone 23

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Listing information last updated on August 3rd, 2025 at 5:32pm MDT