

# \$349,888 - 3412 114 Avenue, Edmonton

MLS® #E4457655

**\$349,888**

6 Bedroom, 1.50 Bathroom, 1,177 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to Beverly Heights! This spacious 6-bedroom bungalow offers 2,208 sq. ft. of RMS-verified living space on a large 601 m<sup>2</sup> lot. The bright living room showcases a huge picture window, while the functional main floor layout features a formal dining area, eat-in kitchen, 3 bedrooms, 4-pc bath & 2-pc ensuite in the primary. The fully finished basement extends the living space with 3 more bedrooms, a generous family room, laundry, & abundant storage. Recent updates include fresh paint & flooring throughout. Outside, enjoy the oversized 25'™ — 23'™ detached garage, fenced yard, patio, & mature trees. Ideally located in Beverly Heights with quick access to downtown, Concordia University, & the River Valley trail system. Minutes to Rundle Park, Highlands, & Riverside golf courses. Excellent public transit, schools, shopping & community amenities make this home perfect for large families, multi-generational living, or investors. Don't wait! Opportunities like this are rare, act fast!

Built in 1970

## Essential Information

MLS® # E4457655

Price \$349,888



Bedrooms	6
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,177
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3412 114 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0S3

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Middle                      Ivor Dent School  
High                      Ivor Dent School

**Additional Information**

Date Listed                      September 13th, 2025  
Zoning                      Zone 23

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Listing information last updated on September 13th, 2025 at 11:18am MDT