

## \$324,900 - 3512 114 Avenue, Edmonton

MLS® #E4460037

**\$324,900**

3 Bedroom, 1.00 Bathroom, 1,024 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Downsizer? First Time Home Buyer? Investor? This is for you! 3-bed bungalow in Beverly Heights on a massive 54'—120' lot with front AND rear lane access. Main floor fully updated in 2021 with SOLID OAK kitchen cabinets, vinyl plank flooring, updated bathroom, TRIPLE-PANE windows, and AIR CONDITIONING. Major mechanicals done: 50 YEAR shingles (2017), furnace/HWT (2019), electrical upgrades (2022). All new appliances in 2022. Expansive basement with the perfect layout for a family room, bar/games area, or a future suite with separate entrance. Outside features underground sprinklers, huge APPLE TREES, sheds, RV PARKING, and tons of space to build an oversized garage with front and rear access. Wheelchair ramp at the entry or easily convert to a charming front porch. Steps away from Rundle Park's year-round activities, trails, river valley, and quick access to schools, shopping, Yellowhead and Henday. A perfect first-home or value-add investment in a growing community.

Built in 1968

### Essential Information

MLS® # E4460037

Price \$324,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,024                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3512 114 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0S3         |

### Amenities

|           |                                                                                                                                             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Front Porch, Hot Wtr Tank-Energy Star, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking   | Front Drive Access, Front/Rear Drive Access, RV Parking                                                                                     |

### Interior

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                       |
| Stories      | 1                                                                                                               |
| Has Basement | Yes                                                                                                             |
| Basement     | Full, Unfinished                                                                                                |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 20                   |
| Zoning         | Zone 23              |

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Listing information last updated on October 19th, 2025 at 3:17am MDT