

\$749,900 - 3648 117 Ave Nw, Edmonton

MLS® #canada_22127

\$749,900

3 Bedroom, 1.00 Bathroom, 5,009 sqft
Single Family on 0.20 Acres

Beverly Heights, Edmonton, Alberta

Investor alert! This 4PLEX is located on the quiet neighbourhood with total 11 bedrooms, 4 kitchens, 4 bathrooms, 4 living rooms. There is a shared coin operated laundry inside the building and a DOUBLE CAR DETACHED GARAGE & surface stalls that provide additional parking. Some upgrades include roof 2021, fencing 2021, water heater 2021 & some new appliances. This property is ideally located just a few minutes away from the trendy Highlands hub that offers restaurants, shops and just 10 minutes drive from Downtown. Walking distance to RUNDLE PARK, SCHOOLS, SHOPPING, SWIMMING and all major amenities.

Built in 1971

Essential Information

MLS® #	canada_22127
Price	\$749,900
Bedrooms	3
Bathrooms	1.00
Square Footage	5,009
Acres	0.20
Year Built	1971
Type	Single Family
Sub-Type	4PLEX
Status	Active

Community Information



Address	3648 117 Ave Nw
Subdivision	Beverly Heights
City	Edmonton
Province	Alberta
Zip Code	T5W 0X8

Amenities

Features	See Remarks
# of Garages	2

Additional Information

Date Listed	September 1st, 2024
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