



Edmonton Alberta

\$375,000

Welcome to the charming community of Beverly Heights. Nestled on a quiet, tree-lined avenue, this well-maintained bungalow sits on a HUGE prime 75' x 120' double lot just steps from John Olinyk Park--an ideal setting for families, investors, or those looking to renovate or redevelop. This home offers exceptional value w/ 4 beds & 2 baths, featuring immaculate hardwood flooring throughout the main level. A separate side entrance adds flexibility, while the fully developed lower level provides additional living space w/ 2 bedrooms. The oversized double garage is a standout feature--heated, insulated, & equipped w/ 220 AMP service, making it ideal for car enthusiasts or hobbyists. The property also includes 3 sheds, offering plenty of additional storage. Enjoy an unbeatable location just minutes from local favorites like Fox Burger & Kind Ice Cream, within walking distance to the stunning River Valley trails. Major upgrades include a roof replaced just 2 years ago, adding peace of mind for years to come. (id:6769)

Family room 3.31 m X 7.8 m

Den Measurements not available

Bedroom 3 3.3 m X 2.53 m

Bedroom 4 3.59 m X 3.65 m

Laundry room 3.69 m X 4.14 m

Living room 3.63 m X 5.23 m

Dining room 3.64 m X 2.43 m

Kitchen 3.62 m X 2.84 m

Primary Bedroom 3.05 m X 3.71 m

Bedroom 2 3.47 m X 2.62 m

Mud room 1.54 m X 0.94 m

Listing Presented By:



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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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