



## Edmonton Alberta

\$365,000

Welcome to this charming bungalow in the heart of Beverly, one of Edmonton's most established communities, just minutes from the North Saskatchewan River Valley, scenic trails, parks, and everyday amenities. This well-maintained home is perfect for first-time buyers, downsizers, or investors. The main floor features 2 bedrooms, while the fully finished basement offers a second kitchen, separate laundry, and a versatile den/office. Enjoy outstanding curb appeal with low-maintenance hardscaping, a tranquil fish pond. The private backyard is perfect for relaxing or entertaining. Numerous updates include a furnace (2021), new appliances (2025), upgraded electrical panel, and updated insulation, Central AC(2017). Move-in ready and full of charm, this is a fantastic opportunity in a desirable river valley community. (id:6769)

Family room 5.12 m X 3.34 m

Den 3 m X 2.68 m

Living room 6.55 m X 3.33 m

Dining room 3.92 m X 3.41 m

Kitchen 3.86 m X 3.41 m

Primary Bedroom 3.58 m X 3.06 m

Bedroom 2 3.28 m X 2.96 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<https://yuewang.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.