

# \$354,900 - 3634 108 Avenue, Edmonton

MLS® #E4427163

**\$354,900**

3 Bedroom, 2.00 Bathroom, 904 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to the wonderful, historic community of Beverly Heights. This solid, updated bungalow is situated on a tranquil, tree lined street in a beautiful, mature neighbourhood. Inside you'll find various updates including neutral paint, both bathrooms, laminate, modern appliances and linoleum in the kitchen. Huge, clean and cozy family room in the basement is perfect for games and activities. Vinyl windows throughout and newer hot water tank. There is no lack of outside space either with large, private, fully fenced and landscaped yard. Complete with concrete patio and garden areas. Tons of room for children to play or entertaining friends and family in the warmer months. Parking is no issue here with oversized single garage, back alley access and additional drive up spot in front. Shingles were redone about ten years ago. Shopping, schools, Ada Boulevard, Rundle Park and the river valley are just steps away. This property has great proximity to downtown and major arteries of the city. Home Sweet Home!

Built in 1958

## Essential Information

MLS® # E4427163

Price \$354,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 904                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3634 108 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0E7         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks |
| Parking Spaces | 4  |
| Parking        | Single Garage Detached                                     |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles   |

Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 24th, 2025  
Days on Market 11  
Zoning Zone 23

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Listing information last updated on April 4th, 2025 at 8:32am MDT