

## \$400,000 - 3620 115 Avenue, Edmonton

MLS® #E4440966

**\$400,000**

2 Bedroom, 1.00 Bathroom, 1,282 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Discover the incredible opportunity waiting in Beverly Heights! This massive 75' x 120' lot offers prime potential for redevelopment (can build 3 homes on this lot) whether you're envisioning your dream home on a spacious lot or planning a profitable infill project, the subdividable zoning makes it all possible. The existing 1.5 storey home sits on a quiet, tree-lined street with a large backyard, mature trees, and a double detached garage. Inside, the main floor features a bright living room, formal dining area, functional kitchen, 5-piece bathroom, convenient laundry room, den, and a generously sized primary bedroom. Upstairs you'll find a second bedroom and a large storage area. This is a fantastic opportunity for investors, builders, or anyone looking to create something special in an established neighborhood—just minutes from the river valley, parks, schools, shopping, and more. This home is being sold as is, where is.

Built in 1941

### Essential Information

MLS® #	E4440966
Price	\$400,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,282
Acres	0.00
Year Built	1941
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	3620 115 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0T9

### Amenities

Amenities	Deck, Fire Pit
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
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Days on Market 11

Zoning Zone 23

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Listing information last updated on June 17th, 2025 at 6:47am MDT