

\$333,333 - 3609 109 Avenue, Edmonton

MLS® #E4442261

\$333,333

4 Bedroom, 1.50 Bathroom, 672 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Charming Beverly Heights Bungalow â€“ Affordable, Eco-Friendly & Move-In Ready! This inviting 672 sq. ft. bungalow is a gem for first-time buyers or investors. Featuring 4 bedrooms (2 up, 2 down, with one upstairs as a stylish office), 1.5 baths, and a partially finished basement ready for your vision. Modern upgrades (2022) include: furnace, hot water tank, central A/C, reverse osmosis system, along with newer windows, shingles, and 100-amp electrical. Solar panels (2017) slash electricity bills. The detached garage, updated in 2023 with new siding, window, door, and shingles, plus rubber-paved stairs, ensures low maintenance. The 50â€™x120â€™ south-facing, fenced backyard is a gardenerâ€™s dream with a large patio, raised beds, mature raspberries, rhubarb, black currants, and rain barrels. Front yard boasts rhododendrons, hydrangeas, and lilacs. Steps from the North Saskatchewan River Valley, Gold Bar dog park, and 118 Ave's diverse eateries, this home blends nature, affordability, and community charm!

Built in 1954

Essential Information

MLS® # E4442261

Price \$333,333



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 672 |
| Acres | 0.00 |
| Year Built | 1954 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3609 109 Avenue |
| Area | Edmonton |
| Subdivision | Beverly Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 0G6 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, No Smoking Home, Patio, Smart/Program. Thermostat, R.V. Storage, Secured Parking |
| Parking | Front Drive Access, RV Parking |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Water Distiller |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public |

| | |
|-----------------|--|
| | Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Lot Description | 15.24 X 36.58 |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 23 |

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Listing information last updated on June 17th, 2025 at 4:17am MDT