

## \$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 12  
Zoning Zone 23

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Listing information last updated on April 5th, 2025 at 12:47pm MDT