

# \$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

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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	2
Zoning	Zone 23

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Listing information last updated on June 15th, 2025 at 11:47am MDT