

## \$649,999 - 3814 108 Avenue, Edmonton

MLS® #E4454647

**\$649,999**

4 Bedroom, 3.50 Bathroom, 1,826 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

This stunning 2-storey home is ready to move in and boasts an abundance of character & charm. The open-concept dining & living rooms create a seamless flow, enhanced by large windows & high ceilings throughout the home that fill the space with natural light. A brick fireplace in the family room adds to the home's cozy elegance. The kitchen has plenty of cabinets and counter space. Upstairs, you'll find the spacious primary bedroom with its own luxurious 5-pce ensuite & walk-in closet. Completing the level are 2 additional beds & another 5-pce bath. Recent upgrades include a new roof (2014), siding (2022), hot water tank (2023), custom shelving (2022), and a new garage door, opener & heater (2022). The attached heated garage ensures year-round comfort. Set in the beautiful, mature Beverly Heights neighborhood, this home offers a family-friendly, historic community with beautifully landscaped surroundings and unmatched access to the River Valley trail system & nearby Rundle Park!

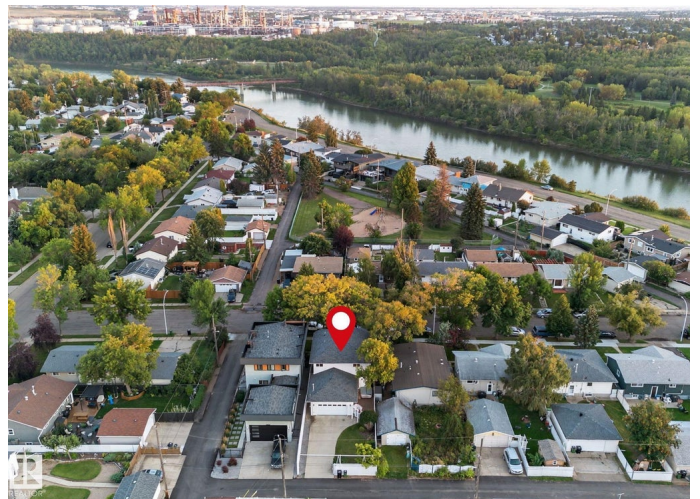
Built in 1992

### Essential Information

MLS® # E4454647

Price \$649,999

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,826                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3814 108 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0G1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Hot Tub |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                             |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 23           |

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Listing information last updated on August 31st, 2025 at 1:17am MDT