

\$300,000 - 3626 106 Avenue, Edmonton

MLS® #E4455597

\$300,000

3 Bedroom, 2.00 Bathroom, 893 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Live close to Rundle Park! This 2+1 bedroom home has original hardwood floors in the living room, and almost all the windows are upgraded to vinyl. The kitchen has a new fridge, stove & dishwasher (all within 5 years) and has ample space for dining. The plumbing in the kitchen and main bath were updated in 2019. The basement has a rec room, one bedroom, a 3 p bath and the laundry room. The wall bed in the rec room can stay! The huge basement windows provide legal egress and let in lots of daylight. The basement has new laminate flooring (2024). This 50 x 120 lot has a generous fully-fenced back yard, brick patio and a gas BBQ outlet. The 34 x 14 double garage is tandem style, with doors at each end. The shingles on the house were replaced in 2020 and the garage was done in 2018. Note the long front driveway with lots of parking space, and a car port next to the side door. Only half a block to Ada Blvd and the beautiful river valley, youâ€™ll love the desirable location of this Beverly Heights home!

Built in 1957

Essential Information

MLS® # E4455597

Price \$300,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	893
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	3626 106 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0C5

Amenities

Amenities	No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Detached, Tandem

Interior

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

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Slab

Additional Information

Date Listed September 2nd, 2025

Days on Market 13

Zoning Zone 23

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