

# \$644,900 - 3605 112 Avenue, Edmonton

MLS® #E4461587

**\$644,900**

6 Bedroom, 4.00 Bathroom, 1,938 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Brand new 2-storey in Beverly Heights, completing Nov 2025! Offering 1,938 sq.ft. above grade plus a legal basement suite. Main floor features open concept living with electric fireplace, vinyl plank, L-shaped kitchen with granite counters & stainless appliances, plus a bedroom & full bath. Upstairs offers 4 bedrooms total & quality finishes with balcony on 2nd floor. Legal suite has 2 BR, bath, full kitchen & separate entrance. 20'x21' garage with lane access. Steps to river valley, near 36 St & 112 Ave, easy access to Yellowhead & 50 St.



Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461587               |
| Price          | \$644,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,938                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3605 112 Avenue |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0M3         |

## Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 10 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                     |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                               |
| Appliances        | Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                      |
| Fireplace         | Yes                                                            |
| Fireplaces        | Wall Mount                                                     |
| Stories           | 2                                                              |
| Has Suite         | Yes                                                            |
| Has Basement      | Yes                                                            |
| Basement          | Full, Finished                                                 |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Block                                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 23           |

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