

## \$339,900 - 7517 36b Avenue, Edmonton

MLS® #E4433014

**\$339,900**

4 Bedroom, 1.50 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

An opportunity to own your own home! Cozy 4 bedroom, 1 1/2 bath Half Duplex with a large double garage. Partly finished basement. Close to schools, bus and shopping. A wonderful opportunity to become an owner!!!

Built in 1974

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4433014      |
| Price          | \$339,900     |
| Bedrooms       | 4             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,167         |
| Acres          | 0.00          |
| Year Built     | 1974          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7517 36b Avenue |
| Area        | Edmonton        |
| Subdivision | Lee Ridge       |
| City        | Edmonton        |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T6K 0L4 |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Lee Ridge School    |
| Middle     | Edith Rogers School |
| High       | W.P. Wagner School  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 29          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 10:47pm MDT