

## \$479,990 - 1107 36 Street, Edmonton

MLS® #E4447430

**\$479,990**

4 Bedroom, 2.50 Bathroom, 1,069 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to your private oasis in Crawford Plains! Tucked away on a quiet cul-de-sac, this fully renovated 4-level split on a spacious corner lot blends modern style with everyday comfort. The bright main floor features a brand-new kitchen with sleek appliances and a functional living space perfect for hosting or relaxing. Upstairs offers 3 spacious bedrooms, a 4pc main bath, and a private ensuite. Natural light continues to shine downstairs with an additional bedroom, full bath, and cozy flex space with fireplace. The basement is drywalled perfect for a gym, storage, or your dream space. Enjoy summer in the private, peaceful backyard or stay cool indoors with central A/C. An oversized double garage completes the package! Newer roof, furnace and windows - with easy access to 50th street and the Henday - this is a great location in the south close to many schools, parks and local amenities.

Built in 1979

### Essential Information

MLS® #	E4447430
Price	\$479,990
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,069
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	1107 36 Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2L6

### Amenities

Amenities	Air Conditioner, Crawl Space, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 11th, 2025

Days on Market 2

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 July 13th, 2025 at 6:17am MDT