

\$365,000 - 7503 36b Avenue, Edmonton

MLS® #E4435767

\$365,000

4 Bedroom, 2.00 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

Investors, first-time buyers and savvy purchasers... Loads of potential in this well kept half duplex in Lee Ridge. Upstairs is bright and clean, features a large living room with fireplace, functional kitchen, 2 bedrooms, den for home office or flex room, main bath and upstairs laundry. The tidy basement is fully finished with 2 bedrooms, 4 piece bathroom storage and its own kitchen and laundry. The property has updated shingles (2020). Outside, the landscaping is low maintenance, yard is fenced and includes a 2 car garage. Hot water tank is brand new. Close to all amenities, transit, schools and shopping. Amazing value and potential!

Built in 1974

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4435767 |
| Price | \$365,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,052 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Single Family |
| Sub-Type | Half Duplex |



| | |
|--------|----------|
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 7503 36b Avenue |
| Area | Edmonton |
| Subdivision | Lee Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6K 0L4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 10th, 2025 |
| Days on Market | 3 |

Zoning

Zone 29

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