

## \$459,900 - 2831 36 Street, Edmonton

MLS® #E4448888

**\$459,900**

6 Bedroom, 3.00 Bathroom, 1,153 sqft  
Single Family on 0.00 Acres

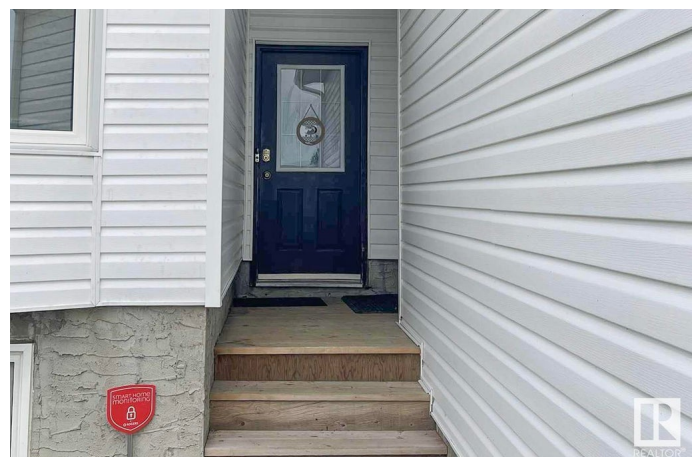
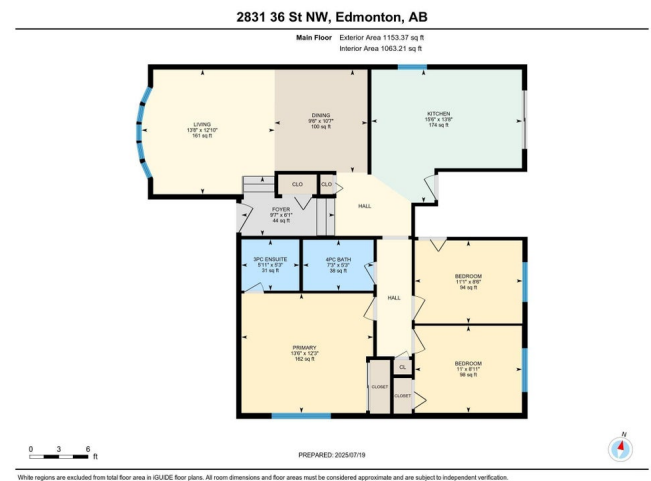
Bisset, Edmonton, AB

Lovely upgraded bi-level home in south Edmonton featuring new windows throughout - welcome to Bisset! Spacious home close to schools, shopping and transit with updates galore - new furnace, new roof, new hot water tank + SEPARATE ENTRANCE. With a total of 6 bedrooms and 3 full baths! This property has a large bay window in the living room, a formal dining room + an updated kitchen on the main. Downstairs, the basement is fully-finished with 3 bdrms, a full kitchen, family room + full 4 pc bath. Large, fully-fenced yard with 2-tier deck & firepit - perfect for family & friends to gather in the summer evenings. Over-sized double-attached garage with extra-tall overhead door. Now available for August possession - welcome home!

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448888  |
| Price          | \$459,900 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,153     |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2831 36 Street |
| Area        | Edmonton       |
| Subdivision | Bisset         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3Y6        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Vinyl Windows, See Remarks   |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Suite         | Yes                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stucco                                                  |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 29         |

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Listing information last updated on August 1st, 2025 at 9:32pm MDT