

## \$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 | 8              |

## Zoning

## Zone 29

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Listing information last updated on May 18th, 2025 at 5:17pm MDT