

## \$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

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Listing information last updated on May 2nd, 2025 at 2:47am MDT