# \$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!!!



### **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

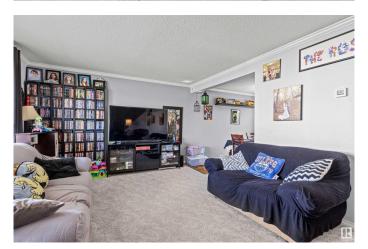
## **Community Information**

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 5

Zoning Zone 29

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