

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

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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	10

## Zoning

## Zone 29

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