

\$430,000 - 7807 36 Avenue, Edmonton

MLS® #E4438552

\$430,000

5 Bedroom, 2.00 Bathroom, 949 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Investor Alert! Fully renovated half duplex bungalow in Lee Ridge, Mill Woodsâ€”perfect for first-time buyers or savvy investors. Rare opportunity for a visionary developer. Sitting on a 70' x 70' (5,000 sq ft) lot, this home features 5 bedrooms and 6-8 parking stalls. The main floor includes 3 bedrooms, a full bath, a bright living room, an updated kitchen with new appliances, and laundry. The fully finished basement has a separate entrance, 2 bedrooms, a second kitchen, second laundry, and living spaceâ€”ideal for a nanny or in-law suite. Recent upgrades include new flooring, paint, kitchens, and bathrooms. Walking distance to schools, parks, shopping, and transit. A must-see with high potential for future redevelopment!

Built in 1972

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4438552 |
| Price | \$430,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 949 |
| Acres | 0.00 |
| Year Built | 1972 |



| | |
|----------|---------------|
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 7807 36 Avenue |
| Area | Edmonton |
| Subdivision | Richfield |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6K 0C5 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas |
| Parking | Stall, See Remarks |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 24th, 2025 |
| Days on Market | 73 |
| Zoning | Zone 29 |

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