

\$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	5

Zoning

Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 15th, 2025 at 1:32pm MDT