

## \$445,000 - 7807 36 Avenue, Edmonton

MLS® #E4438552

**\$445,000**

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 Woods—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 space—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          | \$445,000 |
| 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 | 24             |
| Zoning         | Zone 29        |

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