

## \$479,990 - 1107 36 Street, Edmonton

MLS® #E4447430

**\$479,990**

4 Bedroom, 2.50 Bathroom, 1,069 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to your private oasis in Crawford Plains! Tucked away on a quiet cul-de-sac, this fully renovated 4-level split on a spacious corner lot blends modern style with everyday comfort. The bright main floor features a brand-new kitchen with sleek appliances and a functional living space perfect for hosting or relaxing. Upstairs offers 3 spacious bedrooms, a 4pc main bath, and a private ensuite. Natural light continues to shine downstairs with an additional bedroom, full bath, and cozy flex space with fireplace. The basement is drywalled perfect for a gym, storage, or your dream space. Enjoy summer in the private, peaceful backyard or stay cool indoors with central A/C. An oversized double garage completes the package! Newer roof, furnace and windows - with easy access to 50th street and the Henday - this is a great location in the south close to many schools, parks and local amenities.

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447430  |
| Price      | \$479,990 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,069                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1107 36 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2L6         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Crawl Space, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal                         |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Landscaped |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Brick, Metal                         |
| Foundation        | Concrete Perimeter                         |

### Additional Information

Date Listed July 11th, 2025

Days on Market 2

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 July 13th, 2025 at 4:17am MDT