

## \$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 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	\$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	19
Zoning	Zone 29

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