Courtesy Of Prashant Mahay Of MaxWell Polaris

$399,000 - 7807 36 Avenue, Edmonton

MLS® #E4455419

$399,000
5 Bedroom, 2.00 Bathroom, 949 sqft
Single Family on 0.00 Acres

Richfield, Edmonton, AB

First Time Buyer OR Investor Alert! Fully renovated half duplex bungalow in Lee Ridge, Mill Woodsâ€”perfect for first-time buyers or savvy investors. Sitting on a 70' x 70' lot, this home features 5 bedrooms and 6 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. Recent upgrades include new flooring, paint, kitchens, and bathrooms. This property is ideally located within walking distance to Millbourne Mall, schools, park and transit. Ready for immediate occupancy.

Built in 1972

Essential Information

MLS® #	E4455419
Price	$399,000
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	Off Street Parking, No Smoking Home
Parking	Stall

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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 30th, 2025
Days on Market	5
Zoning	Zone 29

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