

# \$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 | 6                 |
| Zoning         | Zone 29           |

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