

\$399,000 - 7807 36 Avenue, Edmonton

MLS® #E4460918

\$399,000

5 Bedroom, 2.00 Bathroom, 948 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 (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 investment property

Built in 1972

Essential Information

MLS® #	E4460918
Price	\$399,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	948
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	October 4th, 2025
Days on Market	5
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 October 9th, 2025 at 3:32am MDT