

## \$425,000 - 13107 36 Street, Edmonton

MLS® #E4447491

**\$425,000**

4 Bedroom, 2.00 Bathroom, 961 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this beautifully renovated Bungalow located in a quiet crescent in Belmont with 4 beds and 2 baths and double attached garage offering 1700 square foot of livable space. The main floor features a spacious living room, kitchen, primary bedroom, full bathroom and two other bedrooms. The basement is fully finished with a large recreation area, bedroom and a full bathroom. This property is conveniently located close to schools, shopping, public transportation and recreation centre.

Built in 1997

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447491               |
| Price          | \$425,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 961                    |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 13107 36 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 5C7         |

### **Amenities**

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Walk-up Basement |
| Parking   | Double Garage Attached                                                                  |

### **Interior**

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### **Exterior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 63              |
| Zoning         | Zone 35         |

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