

## \$435,000 - 10707 36 Street, Edmonton

MLS® #E4430420

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Here is a fresh remodel of a well-built bungalow on a corner lot near the river valley and Aquatic Centre, with tennis, golf, schools and shopping all so close. The house has all the functionality and character of a solid 60s bungalow, refreshed with new kitchen and bathrooms, vinyl flooring and new paint throughout. You'll appreciate all the storage spaces, and a floor plan that invites company while keeping private bedroom spaces. The side entrance leads to the basement with a spacious family room and wet bar, and a large room for an office or other uses. The big laundry room houses a sink and stand up freezer. Then there is a full bathroom, workshop and cold room. Outside, the massive yard is landscaped and perfect for entertaining, with two separate decks, one covered. There is a play set for the kids, and raised planter beds for the gardener. The oversized double garage offers plenty of workspace and sports two single vehicle doors, and a driveway for more parking.

Built in 1965

### Essential Information

MLS® # E4430420

Price \$435,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,087
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10707 36 Street
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2A6

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Animal Home
Parking	2 Outdoor Stalls, Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	5
Zoning	Zone 23

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