

## \$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 | 8                |
| Zoning         | Zone 23          |

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 April 19th, 2025 at 6:32pm MDT