

## \$525,000 - 11612 36 Avenue, Edmonton

MLS® #E4459760

**\$525,000**

6 Bedroom, 3.00 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Hidden away on a quiet cul-de-sac lies this incredible 705 sqm pie-shaped lot with rare back alley access, home to a beautifully kept 1968 open-beam bungalow. Showcasing cedar ceiling finishes, south-facing front exposure and timeless late-60s character, this 1,400 sq. ft. home has been lovingly maintained by the original owner. Inside you'll find 6 bedrooms, 3 full bathrooms & convenient main-floor laundry. The spacious primary suite features a 3-pc ensuite, while even the secondary bedrooms are oversized—perfect for a growing family. A wood-burning fireplace warms the entire main floor, while the finished basement offers a large family room with gas fireplace and a newly renovated bathroom. Upgrades include newer windows, roof, sewer line & infrastructure, leaving no deferred maintenance. Step outside to a massive deck & patio overlooking the low-maintenance yard. An oversized heated double garage completes this rare offering, just steps from schools, parks & the LRT.

Built in 1968

### Essential Information

MLS® # E4459760

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,410                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11612 36 Avenue |
| Area        | Edmonton        |
| Subdivision | Greenfield      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0C7         |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, No Animal Home, No Smoking Home, Open Beam, Patio, Vinyl Windows |
| Parking Spaces | 4                                                                                         |
| Parking        | Double Garage Detached, Over Sized                                                        |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                      |
| Fireplace         | Yes                                                                                            |
| Fireplaces        | Woodstove                                                                                      |
| Stories           | 2                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Finished                                                                                 |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Brick |
|----------|-------------|

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                            |
| Construction      | Wood, Brick                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                          |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Greenfield        |
| Middle     | louis st. laurent |
| High       | Hairy Ainley      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 16              |

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Listing information last updated on September 30th, 2025 at 12:47am MDT