

## **\$525,000 - 1926 36 Street, Edmonton**

MLS® #E4447144

### **\$525,000**

5 Bedroom, 2.00 Bathroom, 1,428 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Located in a quiet CUL-DE-SAC - this unique layout bi-level offers an abundance of natural light throughout. The main level hosts a large living room with wood burning fireplace; formal dining room with built-in china cabinet; modernized kitchen with plenty of cabinet & counter space, island, updated stainless steel appliances & breakfast nook. A large primary suite (with walk-in closet plus full ensuite with large walk-in shower), 2 more bedrooms, a remodeled full bathroom with jet-tub plus main floor laundry. The basement offers 9FT CEILINGS& SEPARATE ENTRANCE (perfect to add a suite). A large living room, family room/den, 2 huge bedrooms and roughed in bathroom complete the basement level. A great updated deck can be enjoyed with views of the lovely landscaped yard. For the outdoor lover, a large garden is on the south of the property near the 40FT CUSTOM CONCRETE RV PARKING PAD along with massive shed. Did I mention the attached double garage and STAMPED CONCRETE DRIVEWAY THAT CAN FIT 3-4 CARS!

Built in 1990

### **Essential Information**

MLS® # E4447144

Price \$525,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,428
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1926 36 Street
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3G5

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, No Smoking Home, R.V. Storage
Parking Spaces	6
Parking	Double Garage Attached, Front/Rear Drive Access, Parking Pad Cement/Paved, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Daly Grove
Middle	TD Baker
High	J.Percy Page

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	19
Zoning	Zone 29

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