

## \$499,000 - 1926 36 Street, Edmonton

MLS® #E4447144

**\$499,000**

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 \$499,000



|                |                        |
|----------------|------------------------|
| 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 | 72              |
| Zoning         | Zone 29         |

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Listing information last updated on September 19th, 2025 at 10:02pm MDT