

## \$439,900 - 13116 36 Street, Edmonton

MLS® #E4453230

### \$439,900

4 Bedroom, 3.00 Bathroom, 1,159 sqft

Single Family on 0.00 Acres

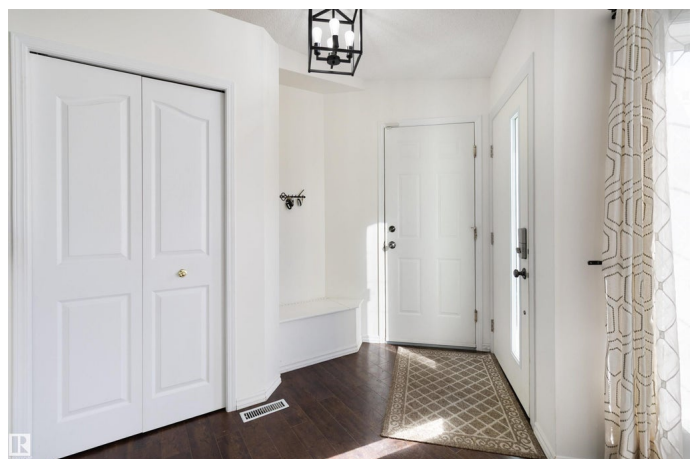
Belmont, Edmonton, AB

This 1150 sq ft BUNGALOW, is sure to impress, with its many recent updates, quiet location, just minutes from schools, shopping, transportation and all amenities. The main floor of this home features large living room, peninsula style kitchen with stainless steel appliances, a large primary suite with 3 pce ensuite and a second bedroom with quick access to the 4 pce main bath. The professionally finished basement is well designed with a huge rec room currently set up as a theatre room, 2 more bedrooms and a 3 pce bathroom. The west facing backyard is set up to enjoy the summer sun, with its low maintenance composite deck. Other features worth mentioning are the newer shingles, furnace and Central AC.

Built in 1998

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453230  |
| Price          | \$439,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,159     |
| Acres          | 0.00      |
| Year Built     | 1998      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13116 36 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 5C7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                     |
| Stories           | 2                                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Finished                                                                |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                   |
| Foundation        | Slab                                                                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 35           |

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Listing information last updated on August 16th, 2025 at 10:32pm MDT