

## **\$348,800 - 2120 36 Street, Edmonton**

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MLS® #E4428533

**\$348,800**

3 Bedroom, 2.00 Bathroom, 1,366 sqft  
Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to Daly Grove in SE Edmonton! This well kept 1366 sq ft Custom Designed Bungalow has been lovingly cared for and looked after by It's amazing owners for the past 40yrs and is ready for it's new Family to settle in and make some new and everlasting memories. Upon entering you are greeted with a magnificent 6'x15' Atrium with soaring ceiling and huge skylight allowing a ton of natural light in. Sunken Living Room with Wood Burning F/P, Separate Dining Area and Galley style kitchen with Granite Countertops, Large Primary Bedroom with cheater door to 4 piece main bath and Second Bedroom complete the main floor including upgraded Vinyl Plank and Laminate Flooring throughout. Basement is complete with the 3 Bedroom, 3 Piece Bath, Den/Office/Storage Room, Laundry area and huge Rec Room with Wood Stove. Back entrance leads to fully fenced and landscaped yard and the 21'x23' Detached Garage. Other notable upgrades include, Windows (Main Floor) Furnace, Sinks and Toilets. Welcome Home!



Built in 1980

### **Essential Information**

MLS® #	E4428533
Price	\$348,800

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,366
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2120 36 Street
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3G4

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 2nd, 2025

Days on Market      2

Zoning                 Zone 29

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