

\$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
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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	10
Zoning	Zone 16

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Listing information last updated on October 6th, 2025 at 3:33pm MDT