

## \$400,000 - 10715 36 Street, Edmonton

MLS® #E4464897

**\$400,000**

5 Bedroom, 2.00 Bathroom, 1,142 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Nestled just off Ada Boulevard and steps from Rundle Park, this bungalow tells a story of warmth and belonging. Morning light filters through triple-pane Pella windows, catching the texture of hardwood floors and mid-century details that speak to another era of craftsmanship. The living and dining spaces flow effortlessly, creating room for conversation and quiet moments alike, while the bright kitchen overlooks the backyard, a view of changing seasons framed by trees and sky. Three main-floor bedrooms offer comfort and calm, and downstairs, a pine-paneled rec room with a wood-burning fireplace and wet bar sets the stage for gatherings that linger into the night. Two additional bedrooms, a full bath, and generous storage complete the home's thoughtful layout. Outside, a pergola-topped deck and oversized heated double garage extend both function and charm. In a community defined by river trails, parks, and connection, this is a haven where every season feels like home.

Built in 1965

### Essential Information

MLS® # E4464897

Price \$400,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,142                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10715 36 Street |
| Area        | Edmonton        |
| Subdivision | Rundle Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2A5         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck, Gazebo, Vinyl Windows, Wet Bar       |
| Parking   | Double Garage Detached, Heated, Over Sized |

### Interior

|              |                                                                                                                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, See Remarks, Water                                                                                                                                                                                                     |
| Fireplace    | Yes                                                                                                                                                                                                                                  |
| Fireplaces   | Stone Facing                                                                                                                                                                                                                         |
| Stories      | 2                                                                                                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                                                                                                       |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                          |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 23            |

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Listing information last updated on November 8th, 2025 at 8:02am MST