

## **\$349,000 - 15 2911 36 Street, Edmonton**

MLS® #E4438243

**\$349,000**

2 Bedroom, 2.50 Bathroom, 1,750 sqft

Condo / Townhouse on 0.00 Acres

Bisset, Edmonton, AB

### **FAMILY & PET FRIENDLY & Fully FINISHED!**

This 1,750 SF townhome has it all: large bedroom with 2 closets, completely redone ensuite with a large jetted tub, Central A/C (2023), bonus room, wood fireplace with a gas starter, large kitchen, double attached garage, private & quiet location backing a walking trail, & an adorable garden! With a large & double car garage, this quiet secluded condo complex has been well maintained with a unique dedication to continuous maintenance that has results in NO SPECIAL ASSESSMENTS in over a decade. Other fantastic features include a beautiful sky light, fully finished basement, recently redone triple pane windows plus roof! With expensive upgrades including: re-wired electrical panel, NEW oversized KITCHEN KRAFT kitchen, with a ceramic sink, newer stainless steel appliances, High efficiency hwt & furnace (2014), hardwood floors (2015), roughed in Alarm system, speakers, & high end blinds throughout! Walking distance to Mary Handey Catholic School & Bisset public schools!

Built in 1991

### **Essential Information**

MLS® # E4438243

Price \$349,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,750             |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15 2911 36 Street |
| Area        | Edmonton          |
| Subdivision | Bisset            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 6K4           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Flat Site, Landscaped, No Back Lane, No Through Road, Private Setting, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 29        |
| Condo Fee      | \$468          |

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Listing information last updated on June 10th, 2025 at 10:47pm MDT