



## 6709 36A Avenue Edmonton AB

\$334,900

This stunning half-duplex is bright and spacious, featuring 3 bedrooms and 1.5 baths, and is ideally located just a short walk from the LRT. The upper floor has been beautifully renovated, with a modern bathroom complete with new tub walls, flooring, and windows. The new side and patio doors lead to a spacious, renovated kitchen and dining area that flows seamlessly into a large living room. Additional upgrades include a new hot water tank, an open basement laundry area, a garage man door, new toilets, kitchen and bathroom faucets, and updated electrical work. Enjoy the outdoors in your large yard, all while being conveniently close to Grey Nuns Hospital, Tawa Center, Mill Woods Town Center, schools, and playgrounds. With no condo fees, this property presents an excellent investment opportunity for first-time buyers or investors. Don't miss out on this fantastic home!

Listing Presented By:



Originally Listed by:  
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