

## **\$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
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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 11th, 2025 at 12:17am MDT