

## \$399,555 - 36 Harrow Circle Circle, Edmonton

MLS® #E4450714

**\$399,555**

4 Bedroom, 1.00 Bathroom, 1,015 sqft

Single Family on 0.00 Acres

Homesteader, Edmonton, AB

Almost 2000 sq/ft of living space in this beautifully renovated 4-bedroom bungalow. Many upgrades to name a few: Luxury vinyl plank throughout the upstairs & basement, LED lighting with Decora plugs & switches, new baseboards & casings throughout, New High-End appliances with 5-year Extended Warranty, Quartz countertops in kitchen, new tile tub surround with low flow toilet and vanity.

Updated finished basement includes a 12 ft bar, rec room, bedroom and large laundry/utility storage room. Location is pristine on a quiet crescent backing onto walking/biking paths that bring you to Kennedale Ravine & a quick hop step and a jump to Rundle Park. This property also boasts a large insulated, 220 v heated 24' x 24' garage with ample extra parking on the huge driveway. This property has a new exterior chain link fence with a dog run, new hot water tank in 2020 and a new roof on the house and garage in 2019. This property is move in ready, just bring your belongings and make this house your home!

Built in 1975

### Essential Information

MLS® # E4450714

Price \$399,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,015                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 36 Harrow Circle Circle |
| Area        | Edmonton                |
| Subdivision | Homesteader             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 2S5                 |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Dog Run-Fenced In, Hot Water Natural Gas, Low Flw/Dual Flush Toilet, Parking-Extra |
| Parking Spaces | 9                                                                                                                         |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated                                                                           |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### Exterior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                     |
| Exterior Features | Cross Fenced, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Homesteader Elementary |
|------------|------------------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 35          |

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Listing information last updated on August 2nd, 2025 at 1:17pm MDT