

## **\$598,800 - 2832 36b Avenue, Edmonton**

MLS® #E4443599

**\$598,800**

4 Bedroom, 3.00 Bathroom, 2,161 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

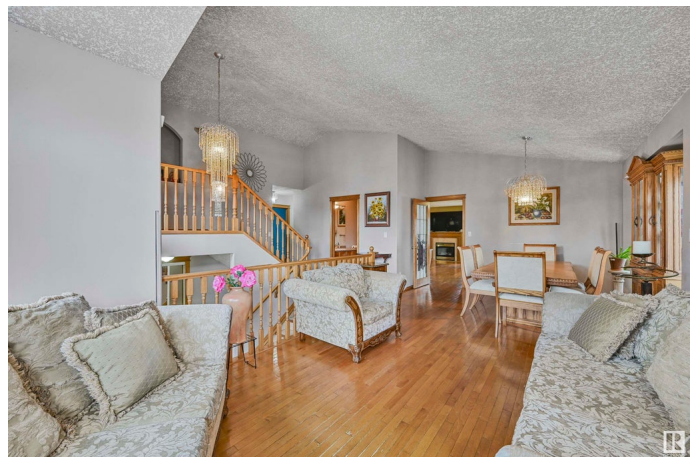
Huge size & unique layout in Wildrose! Nestled 1 block away from Wild Rose Park, this quiet street offers the perfect family (or multigenerational) home. Main level boasts soaring ceilings in the formal living room & dining room. Kitchen offers ample cabinetry & counter space plus has newer stainless steel appliances. Enjoy a sunny kitchen nook & family room w/ fireplace. MAIN LEVEL PRIMARY BEDROOM plus ensuite, 2 spare bedrooms & shared 4pc bathroom complete this level. PLUS nearly 400SF UPPER LOFT can be used as SECOND PRIMARY BEDROOM w/ ENSUITE or Bonus Room. BASEMENT PARTLY FINISHED w/ framing & has SIDE ENTRANCE & IN-FLOOR HEATING (secondary heating source). Basement boasts 9' ceilings & deep/oversized window wells--SO MUCH LIVING POTENTIAL! Spend summer evenings outdoors w/ a sizeable backyard including lower deck, upper deck & firepit area. Updates/upgrades include: furnace (2022), shingles (2022), newer hot water tanks & oversized heated garage with man door. Close proximity to shopping/transit.

Built in 2002

### **Essential Information**

MLS® # E4443599

Price \$598,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,161                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2832 36b Avenue |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1N4         |

### **Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Patio, Vaulted Ceiling |
| Parking Spaces | 4                                           |
| Parking        | Double Garage Attached                      |

### **Interior**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                          |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Partially Finished                                                                                                                 |

### **Exterior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                         |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |

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

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | VelmaBaker/MaryHanley |
| Middle     | ThelmaChalifoux/FMT   |
| High       | FWhiskeyjack/AOB      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 30         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 8:02am MDT