

\$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	2 Storey
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	2
Zoning	Zone 30

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