

## **\$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	14
Zoning	Zone 30

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