

Courtesy Of Austin Wolen Of Sweetly

\$525,000 - 2811 36a Avenue, Edmonton

MLS® #E4428428

\$525,000

5 Bedroom, 2.50 Bathroom, 1,502 sqft
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Nestled on a corner lot in the prestigious Wild Rose community, with a serene park directly across the street, this home provides both privacy and tranquility. Recently updated with modern finishes, this home features a bright, open-concept layout that floods every room with natural light. Hardwood and ceramic tile floors, along with soaring 9-foot ceilings, enhance the home's inviting atmosphere. The chef-inspired kitchen features an expansive island, sleek granite countertops, a large walk-through pantry, and stainless steel appliances. The main floor also includes a den, plus a spacious primary suite with a generous walk-in closet and a luxurious 5pc ensuite. French doors from the elegant dining room open onto a sprawling sun deck, which is perfect for outdoor entertaining. The home also boasts 4 additional bedrooms, a 3rd full bathroom and a home theatre room. For added comfort, both the garage and basement are equipped with in-floor heating, ensuring warmth throughout the colder months.

Built in 2000

Essential Information

| | |
|--------|-----------|
| MLS® # | E4428428 |
| Price | \$525,000 |



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,502 |
| Acres | 0.00 |
| Year Built | 2000 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2811 36a Avenue |
| Area | Edmonton |
| Subdivision | Wild Rose |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1N4 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, Vinyl Windows |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Compactor, Dishwasher-Portable, Freezer, Garburator, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating | Hot Water, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

| | |
|-------------------|---|
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 3 |
| Zoning | Zone 30 |

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Listing information last updated on April 4th, 2025 at 2:47am MDT