

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

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 April 4th, 2025 at 8:47am MDT