

\$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 | 16 |
| 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 July 6th, 2025 at 5:17am MDT