

Courtesy Of Austin Wolen Of Sweetly

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

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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
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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	7
Zoning	Zone 30

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Listing information last updated on April 8th, 2025 at 5:02pm MDT