

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 12:47am MDT