

## \$399,000 - 2115 36 Avenue, Edmonton

MLS® #E4459796

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,438 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

This stylish 4-level split blends modern updates with inviting charm. The home boasts a newer kitchen (2023) with quartz counters, chic backsplash, under-cabinet lighting, and upgraded appliances. Fresh vinyl plank flooring (2024), newer paint, updated lighting, and electrical enhance the appeal. Offering 4 bedrooms, a 4-pc bath, a 3-pc bath in the basement, and custom European window coverings, it's thoughtfully designed for family living. With a brand new roof, new hot water tank (2024), and the possibility of being a former show home, it shines inside and out. The laundry room features a sink & indoor workshop! This home is on a no thru road & flooded in natural light! Enjoy a gorgeous newly refinished large deck with pergola, spacious shed, and parking pad—ready to move in and enjoy.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459796  |
| Price          | \$399,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,438     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2115 36 Avenue |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1S3        |

### **Amenities**

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Crawl Space, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking Spaces | 2                                                                                                                           |
| Parking        | Parking Pad Cement/Paved                                                                                                    |

### **Interior**

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Glass Door, Tile Surround                                                  |
| Stories      | 4                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### **Exterior**

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                 |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                          |

**Additional Information**

Date Listed               September 26th, 2025  
Days on Market        7  
Zoning                    Zone 30

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