

## \$424,000 - 1905 36 Avenue, Edmonton

MLS® #E4454442

**\$424,000**

3 Bedroom, 2.50 Bathroom, 1,329 sqft  
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Discover this immaculate 1,300+ sq ft two-storey home, a true Wild Rose gem nestled in a peaceful cul-de-sac. Move-in ready and designed for modern family living, the main floor features a spacious, open-concept layout with a seamless flow between the living room, a stunning kitchen updated in 2022, and the dining area. Step through the kitchen onto a massive deck, perfect for entertaining, with a sun-drenched, south-facing backyard. The basement offers a blank canvas for your creative vision, complete with roughed-in plumbing, laundry, and abundant storage. The true highlight is the heated, fully insulated double garage, boasting 220V power and an invaluable loft storage area. With air conditioning for those hot summer days, this home offers year-round comfort. Located moments from shopping on 17th Street, transit, and major commute routes, this home offers convenience and comfort in a highly sought-after neighbourhood.

Built in 2002

### Essential Information

MLS® #	E4454442
Price	\$424,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,329
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1905 36 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1S9

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed August 23rd, 2025

Zoning Zone 30

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