

# \$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 24

Zoning Zone 30

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