

## \$410,000 - 2131 36 Avenue, Edmonton

MLS® #E4452015

**\$410,000**

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

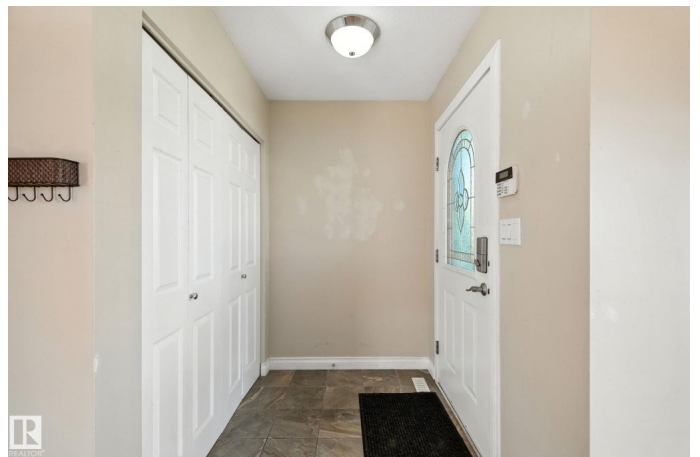
Wild Rose, Edmonton, AB

Welcome to this well-designed 3-bedroom, 2 bath, 4-level split offering a bright, open floor plan and excellent functionality for families or investors alike. The main level features generous living spaces and large windows that flood the home with natural light. Upstairs you will find 3 generous sized bedrooms and the main bath. On the third level, enjoy a convenient walk-out to your sunny, south-facing backyard—perfect for relaxing or entertaining. Here you will also find a 3 piece bath. On the lowest level there is plenty of storage, the laundry area and space for you to develop as you wish. Situated on a quiet street yet just minutes from shopping, public transit, schools, and parks, this home offers the best of both worlds: peaceful living with everyday amenities nearby. The large parking pad off of the back alley has a convenient powered outlet. A new roof will be completed by the end of August.

Built in 2001

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452015  |
| Price      | \$410,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,076                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2131 36 Avenue |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5T 1S3        |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | On Street Parking, Deck, No Smoking Home |
| Parking Spaces | 2                                        |
| Parking        | Rear Drive Access                        |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Stories      | 3                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | Full, Unfinished                                                                                    |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Velma E Baker          |
| Middle     | Velma Chalifoux        |
| High       | Dr. Francis Wiskeyjack |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 30          |

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Listing information last updated on August 19th, 2025 at 10:17pm MDT