

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

MLS® #E4452015

**\$410,000**

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

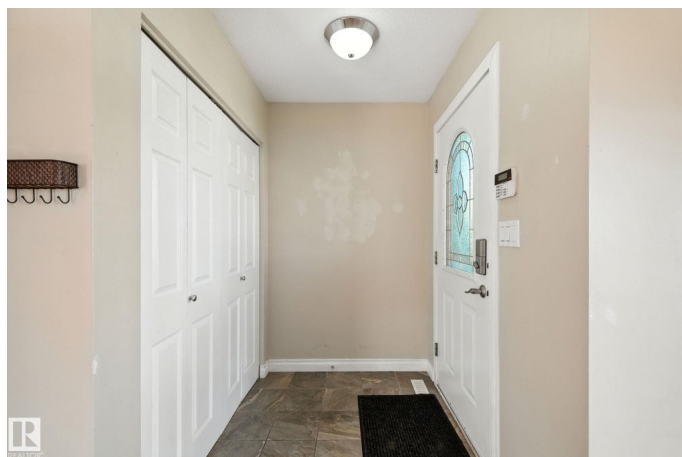
Wild Rose, Edmonton, AB

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	2
Zoning	Zone 30

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Listing information last updated on August 10th, 2025 at 12:47am MDT