

## \$525,000 - 3155 36 Avenue, Edmonton

MLS® #E4455755

**\$525,000**

4 Bedroom, 3.50 Bathroom, 2,025 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautifully maintained former Jayman show home. Inside, you'll find a spacious layout with generously sized rooms and bedrooms throughout. The bright, open-concept kitchen is ideal for both everyday living and entertaining, and it overlooks a south-facing backyard that enjoys sunshine all day long. Upstairs you'll find the primary room is large enough to make into your own retreat and the remaining 2 rooms large enough to fit queen beds and room for furniture. The yard is a true retreat, complete with mature apple and plum trees that add beauty and charm. The partially finished Basement offers lots of space and not much room remaining to complete. This property boasts thoughtful touches and design features that make it stand out. Pride of ownership shines through every detail, this is a home that's been loved and cared for from day one.

Built in 1991

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455755  |
| Price      | \$525,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,025                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3155 36 Avenue |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1H8        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Mantel                                                                                                                      |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Partial, Partially Finished                                                                                                 |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                      |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Brick, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                      |

School Information

|            |                           |
|------------|---------------------------|
| Elementary | Mary Hanley/Velma E.Baker |
| Middle     | Father Michael Troy       |
| High       | Holy Trinity/J Percy Page |

Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 11                  |
| Zoning         | Zone 30             |



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Listing information last updated on September 13th, 2025 at 11:02pm MDT