

## \$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  
Days on Market      34  
Zoning                Zone 30

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