

\$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	4
Zoning	Zone 30



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