

Courtesy Of Nina Bouhamdan Of RE/MAX River City

\$525,000 - 3155 36 Avenue, Edmonton

MLS® #E4455755

\$525,000

4 Bedroom, 3.50 Bathroom, 2,025 sqft
Single Family on 0.00 Acres

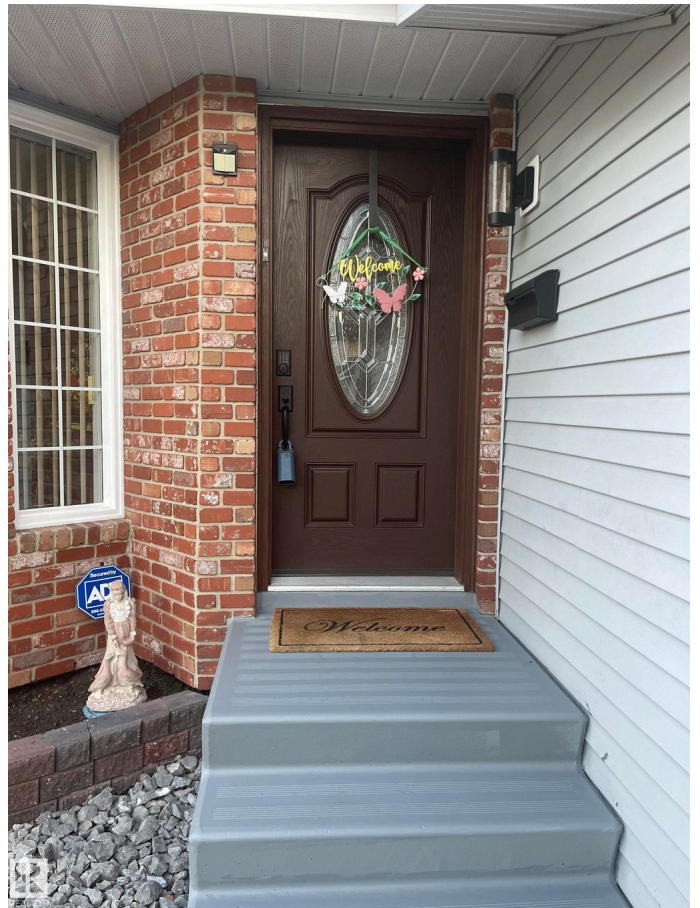
Wild Rose, Edmonton, AB

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 14
Zoning Zone 30



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Listing information last updated on September 17th, 2025 at 10:47am MDT