

# \$579,000 - 3155 36 Avenue, Edmonton

MLS® #E4449557

**\$579,000**

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

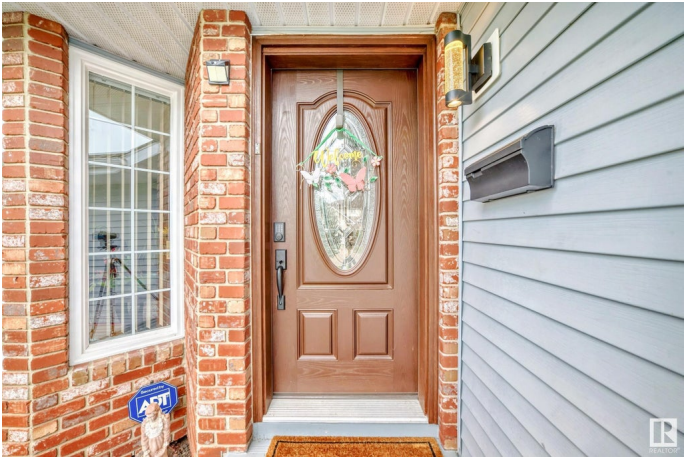
Wild Rose, Edmonton, AB

Welcome to this beautifully maintained former Jayman show home, nestled in a quiet and desirable neighborhood. Move-in ready, this home offers both style and functionality, perfect for families or anyone seeking space and comfort. 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 stunning south-facing backyard that enjoys sunshine all day long. The yard is a true retreat, complete with mature apple and plum trees that add beauty and charm. 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® #	E4449557
Price	\$579,000
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
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	July 24th, 2025
Days on Market	11
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 4th, 2025 at 9:02pm MDT