



## 1903 36 Avenue Edmonton AB

\$395,000

Welcome home to this two-story home in the Community of Wild Rose, offering just over 1400 sq ft of comfortable living space in a bright, open layout. Sunlit interiors feature plenty of windows, creating a welcoming atmosphere throughout. The spacious living room overlooks a cozy front porch, perfect for enjoying sunny days. The kitchen is well-equipped with ample storage, counter space, and upgraded stainless steel appliances. A convenient 2-piece powder room and coat closet are located near the back door. Upstairs, you'll find three bedrooms, including a master suite with a large walk-in closet and Jacuzzi ensuite. The unfinished basement, with 9 ft ceilings, provides storage space and potential for future development. Outside, there's an oversized double garage and a gravel parking pad, ideal for extra vehicles or RV storage. Situated in a family-friendly neighborhood, close to amenities and FMT School. Don't miss out on this inviting home

Listing Presented By:



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