



# 1806 36 Avenue Edmonton Alberta

\$469,000

Click brochure link for more details\*\* SPACIOUS and updated 1278 Sq. ft. Bi-level - Built in 2002 In Wildrose on a HUGE PIE LOT in a quiet cul-de-sac. Very close to Meadow's rec centre/Whitemud drive/Anthony Henday, bus terminal, shopping/restaurants, and schools. Very bright, open and welcoming floorplan with vaulted ceilings . It has1278 Sq feet upstairs and a fully finished basement. 2 car attached garage with in-floor heating in the garage. 3 bedrooms upstairs - master bedroom over garage. And master bath has a soaker/jet tub. 1 full bathroom down with big shower and 2 large bedrooms downstairs with mirrored closet doors. Large basement rec room with gas fireplace. New shingles in 2023 and furnace overhauled in 2021, Air conditioning installed in 2023 and comes with a water softener. Fridge, stove, dishwasher, washer & dryer included. It has a built in vacuum as well. The roof insulation was upgraded to R60 in 2022 and it has a large 18x16 composite deck (no maintenance). It's fully fenced and landscaped and the back yard has access for vehicles/small trailer. There's an outlet for a natural gas barbeque on the deck. There's a large new 8x10 new shed -not included but negotiable- Crab apple tree, spruce trees and raspberry bushes. The real property report of property available without the deck showing - but offering title ins. In lieu of new rpr/compliance. (id:6769)

Bedroom 8.75 Ft x 11.92 Ft  
Bedroom 9.33 Ft x 12.17 Ft  
Family room 14.42 Ft x 19.08 Ft  
3pc Bathroom Measurements not available  
Bedroom 9.50 Ft x 10.67 Ft

Bedroom 10.50 Ft x 10.08 Ft  
3pc Bathroom Measurements not available  
Primary Bedroom 11.33 Ft x 16.33 Ft  
3pc Bathroom 5.00 Ft x 9.00 Ft

Listing Presented By:



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