

Courtesy Of Sukh Gill Of MaxWell Polaris

\$314,900 - 35 2816 34 Avenue, Edmonton

MLS® #E4424431

\$314,900

3 Bedroom, 1.50 Bathroom, 1,218 sqft
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Located in the desirable community of Wild Rose, this home is a great opportunity for first-time buyers or investors! This 1218 SqFt, 2-story townhome boasts 3 bedrooms, 1.5 bathrooms, and is conveniently located close to parks, playgrounds, and walking paths. Enjoy an open-concept kitchen with plenty of space for cooking, dining, and entertaining your guests. With an attached garage and quick access to shopping and transportation nearby, you'll never be far from what you need. Fully renovated, you can move in right away and enjoy all that's waiting for you in Wild Rose.

Built in 2005

Essential Information

MLS® #	E4424431
Price	\$314,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,218
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse



Style 2 Storey
Status Active

Community Information

Address 35 2816 34 Avenue
Area Edmonton
Subdivision Wild Rose
City Edmonton
County ALBERTA
Province AB
Postal Code T6T 2B4

Amenities

Amenities On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking Single Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl
Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 6th, 2025
Days on Market 36
Zoning Zone 30
Condo Fee \$340

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 April 11th, 2025 at 4:02pm MDT