

# \$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	40
Zoning	Zone 30
Condo Fee	\$340

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