

## \$289,000 - 10 1820 34 Avenue, Edmonton

MLS® #E4438519

**\$289,000**

3 Bedroom, 2.50 Bathroom, 1,276 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this Fully renovated 2 story, Low condo fees town house located in a very popular community of Wild rose. This open concept layout consists half bathroom on the main floor, 3 bedroom upstairs with 2 full bathrooms. With unfinished basement waiting for your personal finishes. The single front attached garage adds to the convenience. Perfectly located behind Sector 17th Plaza close to all the amenities. Perfect opportunity for first time home buyers and investors.

Built in 2011

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4438519          |
| Price          | \$289,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,276             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10 1820 34 Avenue |
| Area        | Edmonton          |
| Subdivision | Wild Rose         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 1Y9           |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Exterior Walls- 2"x6", Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached                     |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 30        |
| Condo Fee      | \$175          |

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