

# \$304,800 - 1820 34 Avenue, Edmonton

MLS® #E4438519

**\$304,800**

3 Bedroom, 2.50 Bathroom, 1,276 sqft

Condo / Townhouse on 0.00 Acres

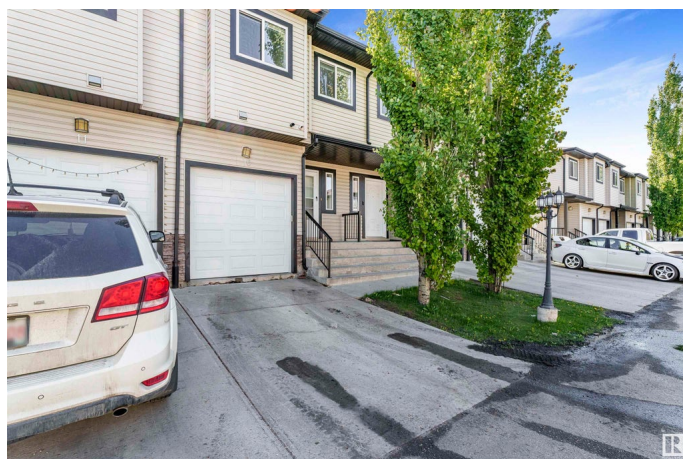
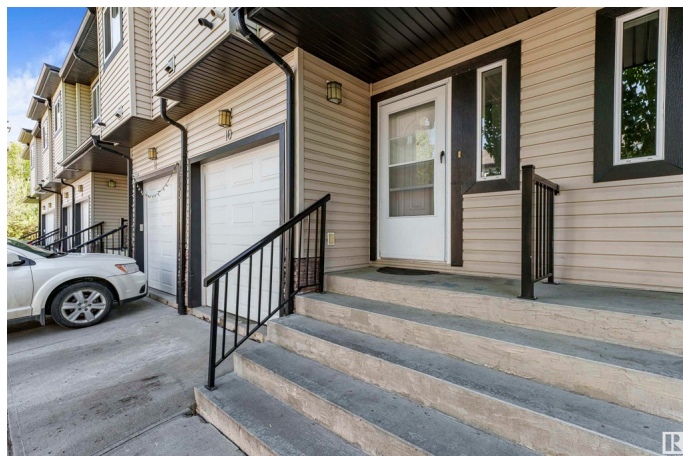
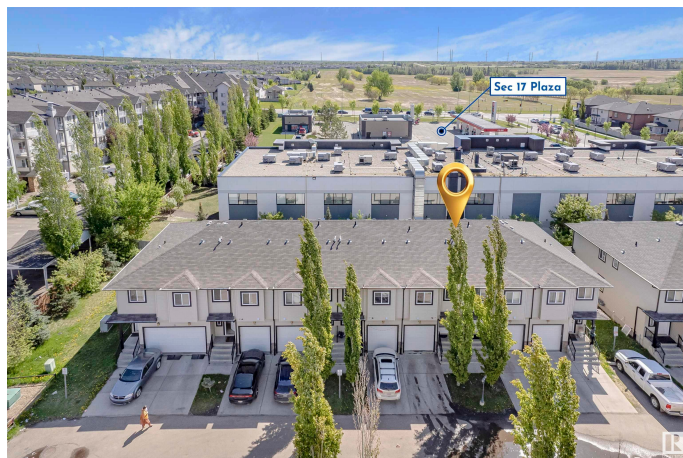
Wild Rose, Edmonton, AB

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	\$304,800
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	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	21
Zoning	Zone 30
Condo Fee	\$175

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 June 15th, 2025 at 10:47pm MDT