

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 30  
Zoning Zone 30  
Condo Fee \$340

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