

## \$299,000 - 31 2816 34 Avenue, Edmonton

MLS® #E4442676

**\$299,000**

3 Bedroom, 1.50 Bathroom, 1,222 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Wonderful former show home backing onto green space in Wild Rose! This bright and clean 3-bedroom, 1.5-bath, 2-storey townhome shows pride of ownership and is move-in ready. The open-concept main floor features hardwood & tiled entrance & bathrooms. warm paint tones, and a bright white kitchen with stainless steel appliances, stone-cut backsplash, and patio doors leading to a private, gated yard overlooking a beautiful greenbelt. The home also has built in speakers in the ceiling. A 2-piece powder room and direct access to the single attached garage complete the main floor. Upstairs offers 3 bedrooms, including a spacious primary with a walk-in closet and & a full 4-piece bath. The unspoiled basement provides a blank canvas for future development. Enjoy plenty of parking with a long driveway and visitor stalls just across from the unit. Located close to all amenities and a nearby ravine. A great opportunity for first-time buyers or downsizers!

Built in 2004

### Essential Information

MLS® # E4442676

Price \$299,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	31 2816 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Electric
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	1
Zoning	Zone 30
Condo Fee	\$341

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