

## \$277,000 - 3 1820 34 Avenue, Edmonton

MLS® #E4442536

**\$277,000**

3 Bedroom, 2.50 Bathroom, 1,266 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Charming Wildrose Townhome with Garage  
â€“ Great Starter or Investment Opportunity.  
Located in the highly desirable community of  
Wildrose, this 2-storey, 3-bedroom townhome  
offers incredible potential for first-time buyers  
or investors. With a single attached garage  
and a fully fenced, landscaped yard, itâ€™s  
packed with featuresâ€”and just needs a little  
paint and personal touch to really shine. Enjoy  
an open-concept main floor with a cozy corner  
fireplace, granite kitchen countertops, a  
convenient corner pantry, and a 2-piece guest  
bath. Upstairs, the spacious primary bedroom  
includes a full ensuite, while two additional  
bedrooms share another full bathroom. The full  
basement is unfinished and ready for your  
ideasâ€”whether youâ€™re dreaming of a rec  
room, home gym, or extra storage space. Just  
steps from scenic lakes, trails, and a peaceful  
creek, and close to schools, amenities, and  
major highways, this is a fantastic location to  
call home.

Built in 2011

### Essential Information

MLS® #	E4442536
Price	\$277,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3 1820 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N9

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Parking-Visitor, Television Connection
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Mary Hanley School  
Middle Father Michael Troy  
High Holy Trinity

### **Additional Information**

Date Listed June 15th, 2025  
Days on Market 126  
Zoning Zone 30  
Condo Fee \$175

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