

## \$289,000 - 3 1820 34 Avenue, Edmonton

MLS® #E4442536

**\$289,000**

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	\$289,000
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	57
Zoning	Zone 30
Condo Fee	\$175

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