

# \$299,999 - 12 2816 34 Avenue, Edmonton

MLS® #E4446951

**\$299,999**

4 Bedroom, 2.50 Bathroom, 1,176 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to Meadow Brook Pointe! This stylish 3-bedroom, 2-storey end unit townhouse offers 1,193 sq ft of contemporary living with an attached front garage. The main floor features hardwood and ceramic tile throughout, a bright open-concept great room, and a chef-inspired kitchen with rich cherry wood cabinetry, classic black appliances, and a ceramic tile backsplash. A convenient 2-piece powder room with a window completes the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with walk-through access to a 4-piece bath. The fully finished basement adds even more living space with a cozy family room and another full bathroom. Located just steps from trails, ravines, and a leash-free dog park, and close to all major amenities – this home is the total package!

Built in 2004

## Essential Information

MLS® #	E4446951
Price	\$299,999
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,176



Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	12 2816 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B4

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	9
Zoning	Zone 30

Condo Fee                    \$341

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