

\$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 | 22 |
| Zoning | Zone 30 |
| Condo Fee | \$341 |

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