

\$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	19
Zoning	Zone 30
Condo Fee	\$341

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