

## \$305,000 - 11 1820 34 Avenue, Edmonton

MLS® #E4450550

**\$305,000**

3 Bedroom, 2.50 Bathroom, 1,277 sqft

Condo / Townhouse on 0.00 Acres

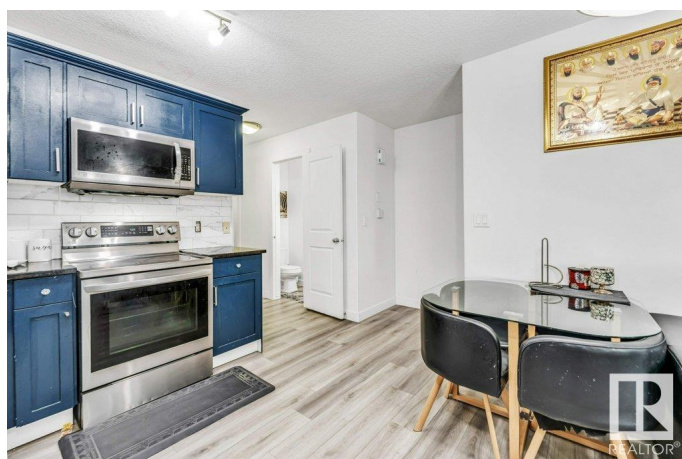
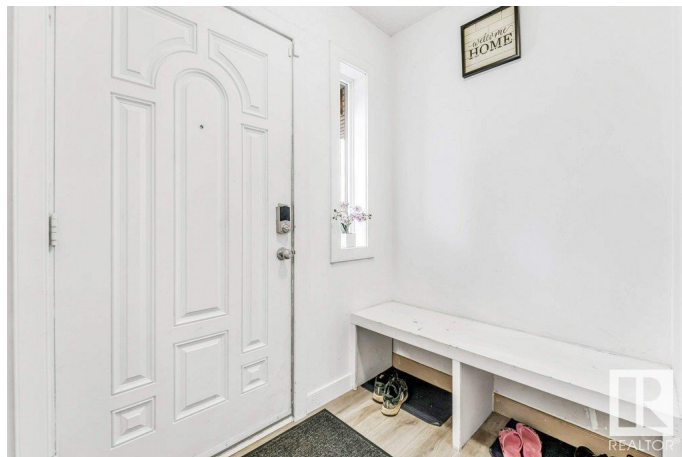
Wild Rose, Edmonton, AB

Beautifully renovated and move-in ready, this 2-storey townhouse in Wild Rose offers 3 bedrooms, 2.5 bathrooms, and an attached single garage. Recent upgrades include a fully remodeled kitchen with new espresso maple cabinets, granite countertops, and a glass-accented tile backsplash, along with brand new high-end laminate flooring throughout. The spacious primary suite features a large walk-in closet and a modern 3-piece ensuite. FULLY FINISHED BASEMENT for your entertainment purposes. Additional highlights include a cozy gas fireplace, 4" baseboards, all STAINLESS STEEL appliances included, and a fully fenced, landscaped yard with a private concrete patio. Located close to shopping, schools, transit, Anthony Henday, Whitemud Drive, and the MEADOWS REC CENTRE, this home also benefits from low condo fees. An ideal opportunity in a growing, family-friendly community.

Built in 2011

### Essential Information

MLS® #	E4450550
Price	\$305,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11 1820 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N9

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 30
Condo Fee	\$175

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Listing information last updated on August 1st, 2025 at 11:32pm MDT