# \$277,000 - 3 1820 34 Avenue, Edmonton

MLS® #E4442536

#### \$277,000

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, it'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 you'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 \$277,000

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 138

Zoning Zone 30

Condo Fee \$175

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