

## \$280,000 - 8 1820 34 Avenue, Edmonton

MLS® #E4454580

**\$280,000**

3 Bedroom, 2.50 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Attention first time home owners or Investors, welcome to this end unit Wildrose townhouse condo with attached garage. This home features 3 bedrooms and 2 1/2 baths.

Upstairs are the 3 bedrooms, one of which is the spacious primary bedroom with a 4 piece ensuite bathroom. There are 2 additional bedrooms with another 4 piece bath. On the main floor is a half bath, a kitchen with granite counter tops and under mount sink and a corner pantry. This is an open design with the kitchen open to the living room. The east facing back yard is fenced and ideal if you have kids or pets. There is an entrance to the single attached garage form the front hallway. Very close walking distance to restaurants, liquor store, pharmacy, and gas station.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454580  |
| Price          | \$280,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,152     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8 1820 34 Avenue |
| Area        | Edmonton         |
| Subdivision | Wild Rose        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6T 0N9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, 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 | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                   |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 25th, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 60      |
| Zoning         | Zone 30 |
| Condo Fee      | \$175   |

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Listing information last updated on October 24th, 2025 at 11:18am MDT