

## \$329,900 - 17 2816 34 Avenue, Edmonton

MLS® #E4433061

**\$329,900**

3 Bedroom, 3.50 Bathroom, 1,211 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this well maintained 2 storey, air conditioned end unit townhouse condominium with attached garage in the community of Wild Rose. This unit offers a primary bedroom with ensuite full bathroom in the second floor, and a second bedroom with access to the hallway full bathroom. The open concept main floor welcomes you with your cooking, dining and entertainment needs. The basement is finished and completed with a bedroom, full bathroom and a steam room. A concrete patio at the backyard awaits your outdoor furniture. Walking trails (Millcreek Ravine), public transportation and shopping nearby.

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4433061          |
| Price          | \$329,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,211             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17 2816 34 Avenue |
| Area        | Edmonton          |
| Subdivision | Wild Rose         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 2B4           |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor |
| Parking   | Front Drive Access, Single Garage Attached                                       |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Stories           | 3                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, No Back Lane, Park/Reserve, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 30          |
| Condo Fee      | \$341            |

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Listing information last updated on April 30th, 2025 at 1:32pm MDT