

## \$289,000 - 3 1820 34 Avenue, Edmonton

MLS® #E4442536

**\$289,000**

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, itâ€™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 youâ€™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     | \$289,000 |
| 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 | 1               |
| Zoning         | Zone 30         |
| Condo Fee      | \$175           |

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Listing information last updated on June 16th, 2025 at 7:17pm MDT