

\$339,900 - 4 3003 34 Avenue, Edmonton

MLS® #E4446735

\$339,900

2 Bedroom, 2.50 Bathroom, 1,450 sqft
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Looking for GREAT VALUE? Welcome to this SPACIOUS 2-storey END UNIT townhome in the desirable community of Wild Rose with DOUBLE ATTACHED GARAGE! Offering 1,450 sq ft of living space with a well designed open floor plan. This home features soaring 9 ft ceilings, a spacious kitchen with maple cabinets & a large living room. Upstairs, you'll find 2 generously sized bedrooms (double primary bedrooms) each with their own PRIVATE FULL ENSUITES. Enjoy the convenience of upper-level laundry, no hauling loads up and down here! The unfinished basement is ready for your personal touchâ€”create the space of your dreams! Soak up summer making BBQs on your deck overlooking the spacious area around you being on a pie shaped lot. Enjoy a low-maintenance lifestyle in this well-managed complex, just steps from shopping, dining, and transit. Ideal for down-sizers or first-time buyers or investors looking for space convenience in a vibrant adult community. WELCOME HOME!!!

Built in 2006

Essential Information

MLS® #	E4446735
Price	\$339,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4 3003 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0A1

Amenities

Amenities	Deck
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	Zone 30
Condo Fee	\$332

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 10th, 2025 at 10:17pm MDT