

## \$288,000 - 5 1820 34 Avenue, Edmonton

MLS® #E4447161

**\$288,000**

3 Bedroom, 2.50 Bathroom, 1,238 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this well-maintained 3-bedroom, 2-storey townhome located in a desirable neighbourhood! This bright and spacious home features a functional layout with a cozy corner fireplace on the main floor, a well-equipped kitchen, and 5 appliances included. Upstairs you'll find three bedrooms and two full bathrooms, including a 3-piece ensuite with a walk-through closet in the primary suite. The unfinished basement offers great potential for future development. Enjoy outdoor living in the fully fenced yard with a concrete patio. Additional highlights include a single attached garage, high-efficiency furnace, and low condo fees. Conveniently close to all amenities, this is a fantastic opportunity for first-time buyers or investors!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447161  |
| Price          | \$288,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,238     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2011              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5 1820 34 Avenue |
| Area        | Edmonton         |
| Subdivision | Wild Rose        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6T 0N9          |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows |
| Parking Spaces | 2                                                     |
| Parking        | Single Garage Attached                                |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Corner, Glass Door, Mantel                                                                                                |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 30         |
| Condo Fee      | \$175           |

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Listing information last updated on August 17th, 2025 at 3:47pm MDT