

## \$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	10
Zoning	Zone 30
Condo Fee	\$332

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Listing information last updated on July 19th, 2025 at 10:32am MDT