

## \$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 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 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	53
Zoning	Zone 30
Condo Fee	\$175

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