# \$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!



#### **Essential Information**

MLS®# E4447161 Price \$288,000

3 Bedrooms

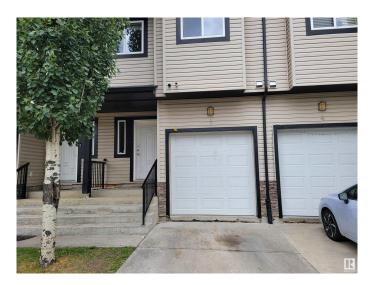
2.50 **Bathrooms** 

**Full Baths** 2

Half Baths 1

Acres

1,238 Square Footage 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 18

Zoning Zone 30

Condo Fee \$175

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 28th, 2025 at 12:03pm MDT