

## \$329,900 - 17 2816 34 Avenue, Edmonton

MLS® #E4433061

**\$329,900**

3 Bedroom, 3.50 Bathroom, 1,211 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this well maintained 2 storey, air conditioned end unit townhouse condominium with attached garage in the community of Wild Rose. This unit offers a primary bedroom with ensuite full bathroom in the second floor, and a second bedroom with access to the hallway full bathroom. The open concept main floor welcomes you with your cooking, dining and entertainment needs. The basement is finished and completed with a bedroom, full bathroom and a steam room. A concrete patio at the backyard awaits your outdoor furniture. Walking trails (Millcreek Ravine), public transportation and shopping nearby.

Built in 2004

### Essential Information

MLS® #	E4433061
Price	\$329,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse



Style	2 Storey
Status	Active

### Community Information

Address	17 2816 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B4

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, No Back Lane, Park/Reserve, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 26th, 2025
Days on Market	6
Zoning	Zone 30
Condo Fee	\$341

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