

## \$349,900 - 15 1820 34 Avenue, Edmonton

MLS® #E4450445

**\$349,900**

4 Bedroom, 3.50 Bathroom, 1,507 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Stunning ready to move in 1500sf 2 story townhome in WILS ROSE ,total of 4 bedrooms, 3.5 baths, FULLY FINISHED BASEMENT, Double Attached Garage, private back yard. Main floor features nice entrance, large kitchen, GRANITE COUNTERTOPS , PANTRY , plenty of cabinets, spacious dining area , LARGE living room with fire place , large window , storage area , 1/2 bath, door to private FENCED back yard with PATIO & gardening . Upper level consists of large BONUS/FAMILY room , Massive Master Suite with walk-in-closet and 4 pc ensuite inc double sink. 2 more large size bedrooms and 4 pc bath complete the upper floor. FULLY FINISHED BASEMENT has large bedroom/family room , 4 pc bath, stacked laundry , plenty of storage area. this home has double attached garage , close to all amenities like transit, shopping, schools, REC CENTRE, golfing and all major roads.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450445  |
| Price      | \$349,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,507             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15 1820 34 Avenue |
| Area        | Edmonton          |
| Subdivision | Wild Rose         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 9N9           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Stove-Electric, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 20              |
| 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 August 20th, 2025 at 7:17pm MDT