

## \$290,000 - 8 1820 34 Avenue, Edmonton

MLS® #E4454580

**\$290,000**

3 Bedroom, 2.50 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Attention first time home owners or Investors, welcome to this end unit Wildrose townhouse condo with attached garage. This home features 3 bedrooms and 2 1/2 baths.

Upstairs are the 3 bedrooms, one of which is the spacious primary bedroom with a 4 piece ensuite bathroom. There are 2 additional bedrooms with another 4 piece bath. On the main floor is a half bath, a kitchen with granite counter tops and under mount sink and a corner pantry. This is an open design with the kitchen open to the living room. The east facing back yard is fenced and ideal if you have kids or pets. There is an entrance to the single attached garage form the front hallway. Very close walking distance to restaurants, liquor store, pharmacy, and gas station.

Built in 2012

### Essential Information

MLS® #	E4454580
Price	\$290,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,152
Acres	0.00



Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8 1820 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N9

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 25th, 2025
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Days on Market	1
Zoning	Zone 30
Condo Fee	\$175

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