

## \$286,900 - 48 2816 34 Avenue, Edmonton

MLS® #E4464214

**\$286,900**

3 Bedroom, 2.50 Bathroom, 1,214 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

what a great value, over 1200 sq ft above grade, 3 bedrooms townhome in a quiet complex in the Meadows. East facing Master bedroom with a spacious 4 pc ensuite and a walk-in closet, lots of visitor parking, front attached garage with extra parking on driveway. game room in the basement. Back entrance to your private patio for BBQ and leisure. Newer fridge and dishwasher, close to new high school (Elder Dr. Francis Whiskeyjack School ), the Meadows community Recreation centre, Superstore, Banks, restaurants, Anthony Henday are all 5-10 mins away!!.

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4464214          |
| Price          | \$286,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,214             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 48 2816 34 Avenue |
| Area        | Edmonton          |
| Subdivision | Wild Rose         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 2B4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking-Visitor        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| Stories           | 3                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                          |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Vinyl                                   |
| Exterior Features | Fenced, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Vinyl                                   |
| Foundation        | Concrete Perimeter                            |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Pollard Meadows School |
| Middle     | see remark             |
| High       | see remark             |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 31st, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 5       |
| Zoning         | Zone 30 |
| Condo Fee      | \$341   |

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Listing information last updated on November 5th, 2025 at 1:32am MST