

\$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

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 May 2nd, 2025 at 6:02am MDT