

## \$339,900 - 4 3003 34 Avenue, Edmonton

MLS® #E4446735

**\$339,900**

2 Bedroom, 2.50 Bathroom, 1,450 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Looking for GREAT VALUE? Welcome to this SPACIOUS 2-storey END UNIT townhome in the desirable community of Wild Rose with DOUBLE ATTACHED GARAGE! Offering 1,450 sq ft of living space with a well designed open floor plan. This home features soaring 9 ft ceilings, a spacious kitchen with maple cabinets & a large living room. Upstairs, you'll find 2 generously sized bedrooms (double primary bedrooms) each with their own PRIVATE FULL ENSUITES. Enjoy the convenience of upper-level laundry, no hauling loads up and down here! The unfinished basement is ready for your personal touchâ€”create the space of your dreams! Soak up summer making BBQs on your deck overlooking the spacious area around you being on a pie shaped lot. Enjoy a low-maintenance lifestyle in this well-managed complex, just steps from shopping, dining, and transit. Ideal for down-sizers or first-time buyers or investors looking for space convenience in a vibrant adult community. WELCOME HOME!!!

Built in 2006

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4446735  |
| Price  | \$339,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,450             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4 3003 34 Avenue |
| Area        | Edmonton         |
| Subdivision | Wild Rose        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6T 0A1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 30        |
| Condo Fee      | \$332          |

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Listing information last updated on July 12th, 2025 at 12:32pm MDT