

## \$305,000 - 11 1820 34 Avenue, Edmonton

MLS® #E4450550

### \$305,000

3 Bedroom, 2.50 Bathroom, 1,277 sqft  
Condo / Townhouse on 0.00 Acres

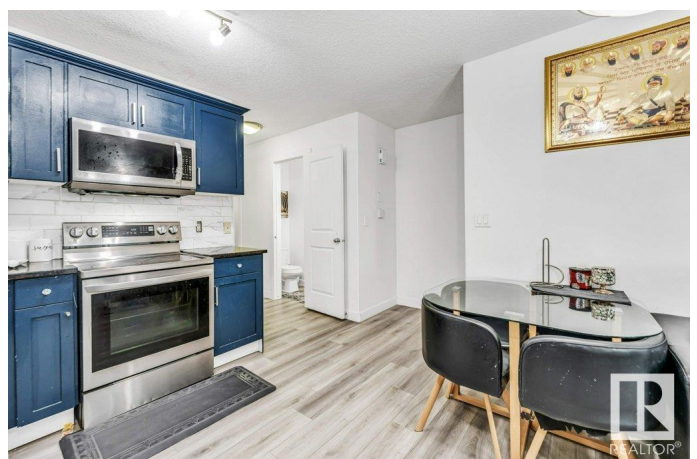
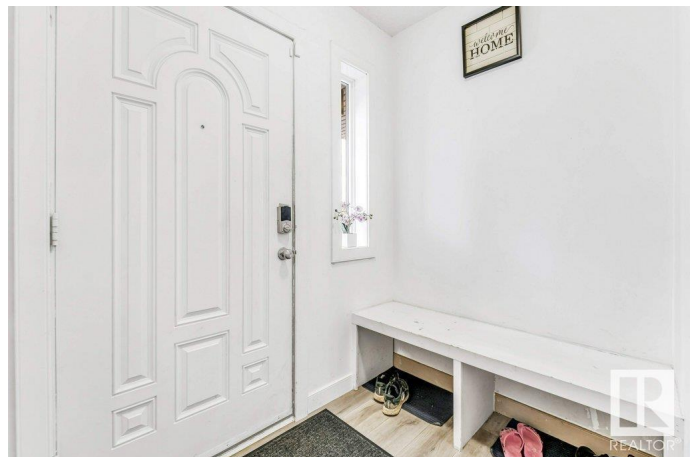
Wild Rose, Edmonton, AB

Beautifully renovated and move-in ready, this 2-storey townhouse in Wild Rose offers 3 bedrooms, 2.5 bathrooms, and an attached single garage. Recent upgrades include a fully remodeled kitchen with new espresso maple cabinets, granite countertops, and a glass-accented tile backsplash, along with brand new high-end laminate flooring throughout. The spacious primary suite features a large walk-in closet and a modern 3-piece ensuite. FULLY FINISHED BASEMENT for your entertainment purposes. Additional highlights include a cozy gas fireplace, 4" baseboards, all STAINLESS STEEL appliances included, and a fully fenced, landscaped yard with a private concrete patio. Located close to shopping, schools, transit, Anthony Henday, Whitemud Drive, and the MEADOWS REC CENTRE, this home also benefits from low condo fees. An ideal opportunity in a growing, family-friendly community.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450550  |
| Price     | \$305,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,277             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11 1820 34 Avenue |
| Area        | Edmonton          |
| Subdivision | Wild Rose         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 0N9           |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking   | Single Garage Attached                                                                                                     |

### Interior

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

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Airport Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 30         |
| Condo Fee      | \$175           |

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Listing information last updated on August 2nd, 2025 at 12:47pm MDT