\$424,900 - 23 2815 34 Avenue, Edmonton

MLS® #E4442218

\$424,900

2 Bedroom, 2.50 Bathroom, 1,425 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

IDEAL setup for snowbirds, shiftworkers, retirees or anyone looking for a quiet, 18+ community. Situated on a large corner lot is this original owner walkout bilevel, featuring stunning landscaping. The interior is elegant with soaring vaulted ceilings, beautiful hardwood flooring, & custom cabinetry. The main floor is ideal for hosting with an impressive chefs kitchen, dining space & a large living room with cozy gas fireplace. Tucked away is a main floor office for your convenience. Up a couple stairs the primary oasis offers a jacuzzi & shower, private toilet, & walk in closet with custom built ins. The lower level is a brightly lit & inviting walkout leading to the back patio - surrounded by flowering trees for privacy. Every season is cozy & inviting with floor to ceiling windows and an additional gas fireplace. The basement living is complete with an extra large bedroom & 4 piece bath. Finally, the double attached garage ensures your comfort & convenience. THIS is what you've been looking for!

Built in 2012

Essential Information

MLS® # E4442218 Price \$424,900

Bedrooms 2







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,425 Acres 0.00 Year Built 2012

Type Condo / Townhouse

Sub-Type Townhouse

Style Bi-Level Status Active

Community Information

Address 23 2815 34 Avenue

Area Edmonton
Subdivision Wild Rose
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0K7

Amenities

Amenities Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra,

Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Walkout Basement

Parking Double Garage Attached, Front Drive Access, Insulated

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage

Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water

Softener, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Freestanding, Granite Surround

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Corner Lot, Gated Community, Landscaped, Public Transportation,

Shopping Nearby, Treed Lot

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025

Days on Market 141

Zoning Zone 30

Condo Fee \$353

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