

## **\$474,900 - 23 2815 34 Avenue, Edmonton**

MLS® #E4442218

**\$474,900**

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

Wild Rose, Edmonton, AB

A rare opportunity awaits you in the quiet, gated community of The Trails of Millcreek Estates. Situated on a large corner lot is this immaculate, walkout blevel, featuring stunning garden 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	\$474,900
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	68
Zoning	Zone 30
Condo Fee	\$353

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