# \$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 144

Zoning Zone 30

Condo Fee \$353

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