

## \$649,500 - 3135 34b Avenue, Edmonton

MLS® #E4458654

### \$649,500

6 Bedroom, 4.00 Bathroom, 1,629 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Spacious 7-bedroom and 4 full bathroom home in Wilde Rose, Edmonton, perfect for large families or investors! The property features two fully finished basements, with separate entrances. Enjoy a large backyard, double garage, and plenty of parking. Zoned RS, the property offers development potential. This home is a fantastic opportunity to live, with ample space, and a prime location. Close to all amenities bus service, schools, and shopping nearby.

Built in 2002

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458654               |
| Price          | \$649,500              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,629                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 3135 34b Avenue |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1T6         |

### **Amenities**

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | Double Garage Attached      |

### **Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace         | Yes                                                                                                                          |
| Fireplaces        | Glass Door                                                                                                                   |
| Stories           | 1                                                                                                                            |
| Has Suite         | Yes                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### **Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Mary Hanley,Velma e baker |
| Middle     | Father Michael            |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 32                   |

## Zoning

## Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 21st, 2025 at 5:03pm MDT