

## **\$305,000 - 25 1820 34 Avenue, Edmonton**

MLS® #E4442732

**\$305,000**

3 Bedroom, 2.50 Bathroom, 1,238 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

2-story townhome located in the picturesque community of Meadows. Offering a front-attached single garage, 3 BEDS, 2.5 BATHS, and a fenced backyard with a deck, this is the ideal home for a growing family. Additionally, it could serve as an excellent rental property due to its manageable size. The townhome is within walking distance of a commercial plaza that offers 2 restaurants, a liquor store, hair salon, pharmacy, medical clinic, and a Co-Op gas station with a touchless car wash. It is also conveniently close to all shopping and amenities in Tamarack, various gas stations, fast food options, the Meadows Rec Centre, and public transportation via nearby bus stops and the Meadows Transit Centre. On top of this, the home is near elementary, junior high, and the new high school on 17th St.

Built in 2012

### **Essential Information**

MLS® #	E4442732
Price	\$305,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,238



Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	25 1820 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Y9

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Play Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Julia Kiniski
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Middle	A. Blair McPherson
High	Elder Dr. Francis High

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	18
Zoning	Zone 30
Condo Fee	\$175

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