

Courtesy Of Tina Iftody Of NOW Real Estate Group

## \$450,000 - 36 3003 34 Avenue, Edmonton

MLS® #E4459863

**\$450,000**

2 Bedroom, 2.50 Bathroom, 1,026 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautifully maintained Wild Rose home, where luxury meets comfort. As you enter, youâ€™re greeted by vaulted ceilings and skylights that fill the space with natural light, highlighting the gorgeous double-sided fireplaceâ€”a stunning centerpiece for main floor living. The primary bedroom is a true oasis, featuring a luxurious ensuite complete with a relaxing jet tub, full shower and walk in closet. With a main floor bedroom and an additional bedroom in the fully finished basement, the layout offers excellent flexibility. Step outside to your deck that peacefully backs onto serene greenspace.

Loads of parking with a heated double garage and an additional double parking pad. This fantastic value comes with low condo fees of about \$325. Nestled in the desirable Wild Rose community, this home provides a perfect balance of tranquility and convenience, close to shopping, transit and just 30 minutes from the airport. Your dream home awaits

Built in 2005

### Essential Information

MLS® #	E4459863
Price	\$450,000
Lease Rate	\$10
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,026
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	36 3003 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0A1

### Amenities

Amenities	Deck, No Animal Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Heated, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Low Maintenance

	Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 26th, 2025
Days on Market	2
Zoning	Zone 30
Condo Fee	\$325

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Listing information last updated on September 28th, 2025 at 3:02am MDT