# \$295,000 - 25 1820 34 Avenue, Edmonton

MLS® #E4442732

## \$295,000

3 Bedroom, 2.50 Bathroom, 1,238 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Price REDUCED \$10K! 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 \$295,000

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, Pla

Schools, Shopping Nearby

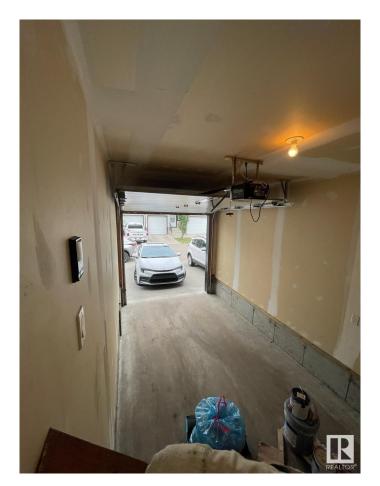
Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Julia Kiniski





Middle A. Blair McPherson

High Elder Dr. Francis High

## **Additional Information**

Date Listed June 17th, 2025

Days on Market 46

Zoning Zone 30

Condo Fee \$175

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