

## **\$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 |
|------------|---------------|



|        |                        |
|--------|------------------------|
| Middle | A. Blair McPherson     |
| High   | Elder Dr. Francis High |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 30         |
| Condo Fee      | \$175           |

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Listing information last updated on August 1st, 2025 at 12:02pm MDT