

## \$469,900 - 35 3003 34 Avenue, Edmonton

MLS® #E4445835

**\$469,900**

2 Bedroom, 2.50 Bathroom, 1,392 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Looking to simplify without settling? This 1,392 sq. ft. bi-level in Wild Rose offers the perfect step toward low-maintenance living—without sacrificing comfort or style. The main floor is open and airy with vaulted ceilings, a formal dining room, and a bright front den—ideal for a home office or hobby space. The kitchen flows into the main living area, perfect for easy entertaining or quiet evenings at home.

Upstairs, the private primary suite feels like a retreat, complete with a large 4-piece ensuite featuring a jacuzzi tub and separate shower. The fully finished walkout basement is made for guests or visiting family, with a spacious bedroom, full bathroom with steam shower and heated floors, and an additional rec space to relax. Located in a quiet, well-kept complex backing onto Mill Creek Ravine, you™ll enjoy nature on your doorstep and peace of mind all year round. Downsizing never looked so good.

Built in 2005

### Essential Information

MLS® #	E4445835
Price	\$469,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,392
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	35 3003 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0A1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Landscaped, Park/Reserve, Private Setting, Public Transportation, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	15
Zoning	Zone 30
Condo Fee	\$330

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