

\$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 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 8:32am MDT