

\$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	7
Zoning	Zone 30
Condo Fee	\$330

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