

Courtesy Of Tina Iftody Of NOW Real Estate Group

**\$399,000 - 36 3003 34 Avenue, Edmonton**

MLS® #E4459863

**\$399,000**

2 Bedroom, 2.50 Bathroom, 1,026 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautifully maintained Wild Rose home, where luxury meets comfort. As you enter, youâ€™re greeted by vaulted ceilings and skylights that fill the space with natural light, highlighting the gorgeous double-sided fireplaceâ€”a stunning centerpiece for main floor living. The primary bedroom is a true oasis, featuring a luxurious ensuite complete with a relaxing jet tub, full shower and walk in closet. With a main floor bedroom and an additional bedroom in the fully finished basement, the layout offers excellent flexibility. Step outside to your deck that peacefully backs onto serene greenspace. Loads of parking with a heated double garage and an additional double parking pad. This fantastic value comes with low condo fees of about \$325. Nestled in the desirable Wild Rose community, this home provides a perfect balance of tranquility and convenience, close to shopping, transit and just 30 minutes from the airport. Your dream home awaits

Built in 2005

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4459863  |
| Price      | \$399,000 |
| Lease Rate | \$10      |
| Bedrooms   | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,026             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 36 3003 34 Avenue |
| Area        | Edmonton          |
| Subdivision | Wild Rose         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 0A1           |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Deck, No Animal Home, Vinyl Windows                      |
| Parking Spaces | 4                                                        |
| Parking        | Double Garage Attached, Heated, Parking Pad Cement/Paved |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Fireplace         | Yes                                                                                       |
| Fireplaces        | Double Sided                                                                              |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Finished                                                                            |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Low Maintenance |

|              |                    |
|--------------|--------------------|
|              | Landscape          |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 30              |
| Condo Fee      | \$325                |

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 October 8th, 2025 at 1:47pm MDT