

## **\$639,900 - 2823 34a Avenue, Edmonton**

MLS® #E4418141

**\$639,900**

5 Bedroom, 4.00 Bathroom, 1,896 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Rare find Custom Built BI-LEVEL HOUSE in Wild rose 1900 sqft, 4+2 bedrooms, 4 full baths. Traditional concept w/formal dining room & formal living room with .The large kitchen w/breakfast island & corner pantry. The dining nook has patio doors going to the deck & overlooks the fenced & landscaped backyard backing to walkway. The family room w/fireplace is perfect for family evenings. Main level are 3 large bedrooms ,4 piece bathroom and a laundry room. Upstairs is a huge primary bedroom located above the garage with full of natural light ,walk in closet & full ensuite. Going down to the basement you have large entertainment room with 3 piece washroom to use a guest room or convert into a bachelor suite for an independent son or daughter. Going further you have a second enclosed kitchen, 4 piece bathroom, 2nd laundry room, 2 bedrooms, living room and Separate Entry. Cul-de-sac location with extended driveway to double attached garage makes this house a perfect multigenerational Gem. Close to all amenities

Built in 2005

### **Essential Information**

MLS® # E4418141

Price \$639,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,896                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2823 34a Avenue |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1Y8         |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 5                                     |
| Parking        | Double Garage Attached                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Landscaped, Picnic Area, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 105                |
| Zoning         | Zone 30            |

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Listing information last updated on April 30th, 2025 at 5:17pm MDT