

# **\$577,900 - 3124 34a Avenue, Edmonton**

MLS® #E4451399

**\$577,900**

4 Bedroom, 3.00 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Beautiful bi-level in family friendly Wild Rose. This awesome home boasts just under 2000 sq ft above ground w/ 4 bedrooms plus fully finished basement w/2 bedrooms full washroom and second kitchen w/seperate entrance. On the main you find 3 beds full bath with large living room and dining room w/ large windows for tons of natural light, spacious kitchen w/walk-in pantry to keep it tidy, family room with gas fireplace for cozying up on cold winter nights. Breakfast nook leads to deck and fully landscaped yard. Upstairs provides a large private owners suite w/5 pc ensuite and large walk-in closet. This home has everything your family needs, walking distance to all major amenities, including the new state of the art rec centre, public transport, expansive walking trails thru tons of green space. Large Driveway, with space for upto 6 cars. Don't let this home slip away. Call this home today!

Built in 2003

## **Essential Information**

MLS® #	E4451399
Price	\$577,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,807



Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	3124 34a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1W5

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 6th, 2025

Days on Market 2

Zoning Zone 30

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 August 8th, 2025 at 10:47am MDT