

## \$559,900 - 3042 34a Avenue, Edmonton

MLS® #E4445926

**\$559,900**

5 Bedroom, 3.00 Bathroom, 1,704 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

FULLY FINISHED BASEMENT w/ SEPARATE ENTRY. This very WELL-MAINTAINED front double garage single family house in Wild Rose community offers 2 bedroom and 1 full washroom in the basement and 3 Bedrooms above with 2 FULL WASHROOMS. The kitchen and main floor flooring has been recently upgraded by sellers along with HOT WATER TANK and SHINGLES being upgraded last year. This home offers huge deck and backyard space as well. Close to 34 st and SCHOOLS & PLAYGROUND, this community will offer great peaceful environment to raise a family.

Built in 2002

### Essential Information

MLS® #	E4445926
Price	\$559,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,704
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split



Status	Active
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## Community Information

Address	3042 34a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1W6

## Amenities

Amenities	Closet Organizers, Deck, Hot Water Natural Gas
Parking	Double Garage Attached

## Interior

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

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 4th, 2025
Days on Market	1
Zoning	Zone 30

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