

## \$499,900 - 23 2815 34 Avenue, Edmonton

MLS® #E4442218

**\$499,900**

2 Bedroom, 2.50 Bathroom, 1,425 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

A rare opportunity awaits you in the quiet, gated community of The Trails of Millcreek Estates. Situated on a large corner lot is this immaculate, walkout blevel, featuring stunning garden landscaping. The interior is elegant with soaring vaulted ceilings, beautiful hardwood flooring, & custom cabinetry. The main floor is ideal for hosting with an impressive chefs kitchen, dining space & a large living room with cozy gas fireplace. Tucked away is a main floor office for your convenience. Up a couple stairs the primary oasis offers a jacuzzi & shower, private toilet, & walk in closet with custom built ins. The lower level is a brightly lit & inviting walkout leading to the back patio - surrounded by flowering trees for privacy. Every season is cozy & inviting with floor to ceiling windows and an additional gas fireplace. The basement living is complete with an extra large bedroom & 4 piece bath. Finally, the double attached garage ensures your comfort & convenience. THIS is what you've been looking for!

Built in 2012

### Essential Information

MLS® # E4442218

Price \$499,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,425             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 23 2815 34 Avenue |
| Area        | Edmonton          |
| Subdivision | Wild Rose         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6C 0K7           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
| Parking   | Double Garage Attached, Front Drive Access, Insulated  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Freestanding, Granite Surround  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Gated Community, Landscaped, Public Transportation, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 30         |
| Condo Fee      | \$353           |

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 July 2nd, 2025 at 9:17am MDT