

## \$549,900 - 3124 34a Avenue, Edmonton

MLS® #E4451399

**\$549,900**

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          | \$549,900 |
| 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 42

Zoning Zone 30

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Listing information last updated on September 17th, 2025 at 3:03pm MDT