

## \$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 |
|--------|--------|

## 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 | 2              |
| Zoning         | Zone 30        |

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Listing information last updated on July 6th, 2025 at 2:33pm MDT