## \$639,900 - 2823 34a Avenue, Edmonton

MLS® #E4418141

## \$639,900

5 Bedroom, 4.00 Bathroom, 1,896 sqft Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Rare find Custom Built BI-LEVEL HOUSE in Wild rose 1900 saft, 4+2 bedrooms, 4 full baths.Traditional concept w/formal dining room & formal living room with .The large kitchen w/breakfast island & corner pantry. The dining nook has patio doors going to the deck & overlooks the fenced & landscaped backyard backing to walkway. The family room w/fireplace is perfect for family evenings. Main level are 3 large bedrooms ,4 piece bathroom and a laundry room. Upstairs is a huge primary bedroom located above the garage with full of natural light ,walk in closet & full ensuite. Going doen to the basement you have large entertainment room with 3 piece washroom to use a guest room or convert into a bachelor suite for an independent son or daughter. Going further you have a second enclosed kitchen, 4 piece bathroom,2nd laundry room,2 bedrooms, living room and Separate Entry. Cul-de-sac location with extended driveway to double attached garage makes this house a perfect multigenerational Gem.Close to all amenities







Built in 2005

## **Essential Information**

MLS® #	E4418141
Price	\$639,900

Bathrooms Full Baths Square Footage Acres Year Built Type	5 4.00 4 1,896 0.00 2005 Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active
Community Information	
Address	2823 34a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Y8
Amenities	
Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	5
Parking	Double Garage Attached
Interior	
Interior Interior Features Appliances	ensuite bathroom Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Interior Features	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two,
Interior Features Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Interior Features Appliances Heating	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-1, Natural Gas
Interior Features Appliances Heating Stories	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-1, Natural Gas 2
Interior Features Appliances Heating Stories Has Basement	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-1, Natural Gas 2 Yes
Interior Features Appliances Heating Stories Has Basement Basement <b>Exterior</b>	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-1, Natural Gas 2 Yes Full, Finished
Interior Features Appliances Heating Stories Has Basement Basement	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-1, Natural Gas 2 Yes

ConstructionWood, VinylFoundationConcrete Perimeter

## **Additional Information**

Date ListedJanuary 15th, 2025Days on Market106ZoningZone 30

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