# \$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 Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 1,896

Acres 0.00

Year Built 2005

Type 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 Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Landscaped, Picnic Area, Playground Nearby, Public

Transportation

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 15th, 2025

Days on Market 98

Zoning Zone 30

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