

\$294,000 - 6 2816 34 Avenue, Edmonton

MLS® #E4452169

\$294,000

2 Bedroom, 2.50 Bathroom, 1,218 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Nestled in one of the most peaceful pockets of Meadow Brook Pointe, this sweet 2-storey townhouse offers more than just a home – it offers a lifestyle. Backing onto quiet residential with no direct rear neighbors, your private backyard oasis is a standout feature. Enjoy morning coffees or evening unwinds surrounded by privacy screens, greenery, and tranquility – your own serene slice of outdoor heaven. Inside, the main floor welcomes you with timeless solid oak flooring, warm cabinetry, a spacious living room perfect for gatherings, and a convenient 2-piece guest bath. Upstairs, you’ll find an impressive walk-in linen closet, two generously sized bedrooms, including a primary retreat with a large closet and private 3-piece ensuite. The second bedroom features its own walk-in closet – ideal for guests, kids, or a dreamy home office. The unfinished basement is a blank canvas waiting for your personal touch. Whether you’re starting out, settling in, or scaling down, this charming townhouse is a must-see.

Built in 2004

Essential Information

MLS® # E4452169

Price \$294,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,218
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	6 2816 34 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B4

Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 9th, 2025
Days on Market 7
Zoning Zone 30
Condo Fee \$339

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