

## **\$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 sqft, 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 down 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	109
Zoning	Zone 30

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