

## \$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                22  
Zoning                              Zone 30  
Condo Fee                        \$339

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