

\$299,999 - 12 2816 34 Avenue, Edmonton

MLS® #E4446951

\$299,999

4 Bedroom, 2.50 Bathroom, 1,176 sqft
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to Meadow Brook Pointe! This stylish 3-bedroom, 2-storey end unit townhouse offers 1,193 sq ft of contemporary living with an attached front garage. The main floor features hardwood and ceramic tile throughout, a bright open-concept great room, and a chef-inspired kitchen with rich cherry wood cabinetry, classic black appliances, and a ceramic tile backsplash. A convenient 2-piece powder room with a window completes the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with walk-through access to a 4-piece bath. The fully finished basement adds even more living space with a cozy family room and another full bathroom. Located just steps from trails, ravines, and a leash-free dog park, and close to all major amenities – this home is the total package!

Built in 2004

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4446951 |
| Price | \$299,999 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,176 |



| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 12 2816 34 Avenue |
| Area | Edmonton |
| Subdivision | Wild Rose |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2B4 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Park/Reserve, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 19 |
| Zoning | Zone 30 |

Condo Fee \$341

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 29th, 2025 at 7:17pm MDT