

\$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

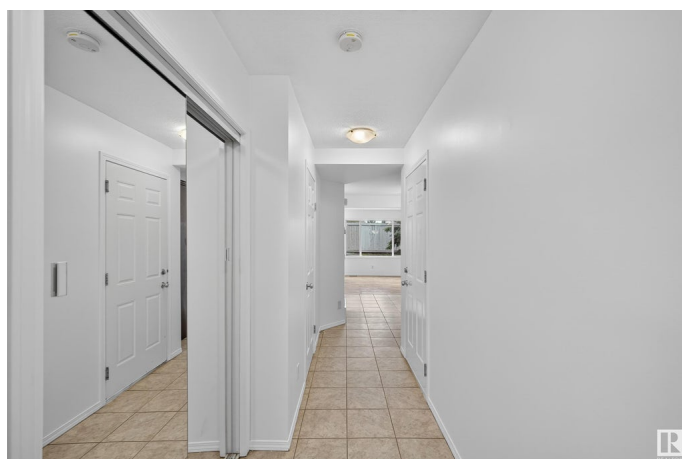
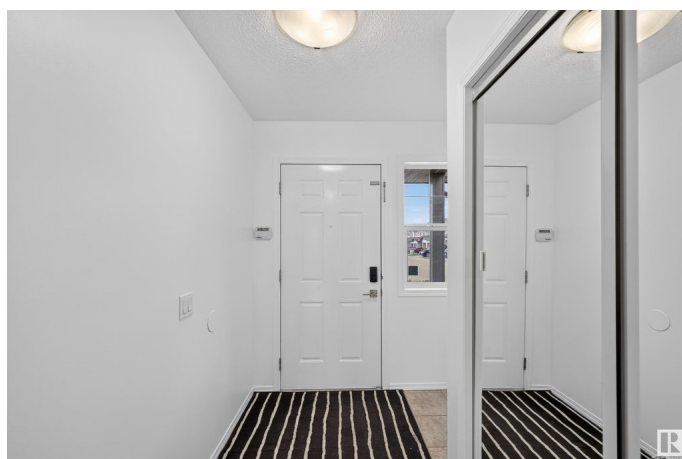
Wild Rose, Edmonton, AB

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 â€” 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	17
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 27th, 2025 at 2:32pm MDT