

Courtesy Of Sarah R Warrener Of RE/MAX Excellence

\$449,900 - 23 2815 34 Avenue, Edmonton

MLS® #E4442218

\$449,900

2 Bedroom, 2.50 Bathroom, 1,425 sqft
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

A rare opportunity awaits you in the quiet, gated community of The Trails of Millcreek Estates. Situated on a large corner lot is this immaculate, walkout blevel, featuring stunning garden landscaping. The interior is elegant with soaring vaulted ceilings, beautiful hardwood flooring, & custom cabinetry. The main floor is ideal for hosting with an impressive chefs kitchen, dining space & a large living room with cozy gas fireplace. Tucked away is a main floor office for your convenience. Up a couple stairs the primary oasis offers a jacuzzi & shower, private toilet, & walk in closet with custom built ins. The lower level is a brightly lit & inviting walkout leading to the back patio - surrounded by flowering trees for privacy. Every season is cozy & inviting with floor to ceiling windows and an additional gas fireplace. The basement living is complete with an extra large bedroom & 4 piece bath. Finally, the double attached garage ensures your comfort & convenience. THIS is what you've been looking for!

Built in 2012

Essential Information

| | |
|----------|-----------|
| MLS® # | E4442218 |
| Price | \$449,900 |
| Bedrooms | 2 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,425 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 23 2815 34 Avenue |
| Area | Edmonton |
| Subdivision | Wild Rose |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0K7 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
| Parking | Double Garage Attached, Front Drive Access, Insulated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Freestanding, Granite Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Gated Community, Landscaped, Public Transportation, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 97 |
| Zoning | Zone 30 |
| Condo Fee | \$353 |

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 September 18th, 2025 at 9:47am MDT