

\$189,900 - 2305 35a Avenue, Edmonton

MLS® #E4440655

\$189,900

2 Bedroom, 2.00 Bathroom, 828 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Top floor condo with vaulted ceiling in convenient Wild Rose. This 2 bed/2 bath oasis has laminate wood flooring throughout the kitchen and main living area, stainless steel appliances, island and a storage room inside the unit. Other features include an extra separate storage locker down the hall, East facing windows for lots of Morning sunshine, in-suite laundry, and 2 powered parking stalls (1 covered, 1 uncovered). Within walking distance to schools, shopping, public transportation, The Meadows Recreation Center and just minutes away from Anthony Henday and Whitemud Freeway. This beautiful home in a fantastic location is ready for you to move in!

Built in 2004

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4440655 |
| Price | \$189,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 828 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |



| | |
|----------|------------------------|
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2305 35a Avenue |
| Area | Edmonton |
| Subdivision | Wild Rose |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1Z2 |

Amenities

| | |
|-----------|--------------------|
| Amenities | Patio, See Remarks |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Landscaped, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 30 |
| Condo Fee | \$509 |

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