# \$169,888 - 110 2305 35a Avenue, Edmonton

MLS® #E4441386

#### \$169,888

2 Bedroom, 2.00 Bathroom, 865 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this stunning 2-bedroom, 2-bathroom condo in the community of Wild Rose! Featuring a smart layout, the master bedroom boasts an ensuite 4-piece bathroom and walk-in closet, while the second bedroom is spacious and bright. The well-equipped kitchen with built-in appliances flows seamlessly into the cozy living area, filled with natural light from patio doors that lead to a private outdoor space. Additional conveniences include ensuite laundry, a storage room, and a covered parking spot. There's even extra storage space available on the second floor. Enjoy added perks like a lounge area, included in the condo fees. Ideally located near transit, grocery stores, parks, walking trails, schools, and major highways, this gem offers both comfort and convenience. Don't miss this must-see listing!

Built in 2004

## **Essential Information**

MLS® # E4441386

Price \$169,888

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 865

Acres 0.00







Year Built 2004

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 110 2305 35a Avenue

Area Edmonton
Subdivision Wild Rose
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 1Z2

#### **Amenities**

Amenities Parking-Visitor
Parking Single Carport

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1
Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Stucco

Exterior Features Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 9th, 2025

Days on Market 6

Zoning Zone 30

Condo Fee \$539

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