# \$139,950 - 2305 35a Avenue, Edmonton

MLS® #E4440200

## \$139.950

1 Bedroom, 1.00 Bathroom, 637 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

This bright south-facing and inviting condo offers a spacious open-concept layout in a fantastic location! The functional kitchen features a breakfast bar, dining area, and ample cabinetry, seamlessly flowing into the comfortable living space. The large bedroom boasts a south-facing window, filling the room with natural light. Step outside to your sunny balcony, perfect for morning coffee or evening relaxation. Additional features include fresh paint, in-suite laundry, a 4-piece bath, and ample storage. Enjoy the convenience of covered, energized parking and a prime location just minutes from parks, schools, shopping, dining, The Meadows Rec Centre, and all amenities. A perfect opportunity for first-time buyers, downsizers, or investorsâ€"don't miss out!



## **Essential Information**

MLS® # E4440200 Price \$139,950

Bedrooms 1

Bathrooms 1.00

Full Baths 1

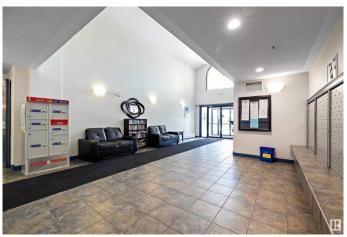
Square Footage 637

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 Parking-Visitor, Party Room, Social Rooms, Sprinkler System-Fire, Vinyl

Windows

Parking Spaces 1

Parking Single Carport, See Remarks

## Interior

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

Heating Baseboard, Electric

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Park/Reserve, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 4th, 2025

Days on Market 11

Zoning Zone 30

Condo Fee \$398

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