\$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

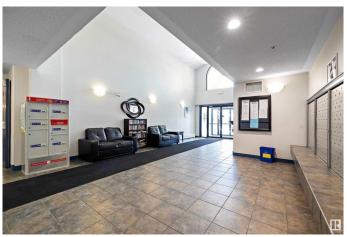
Square Footage 637

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 10

Zoning Zone 30

Condo Fee \$398

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