# \$190,000 - 309 2305 35a Avenue, Edmonton

MLS® #E4444507

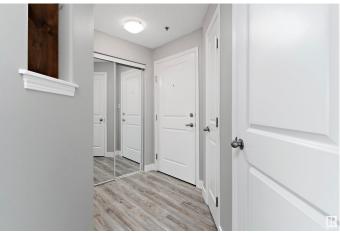
### \$190,000

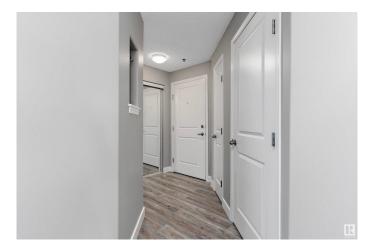
2 Bedroom, 2.00 Bathroom, 888 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this fantastic CORNER UNIT 2-bedroom, 2 full bath condo in the community of Wild Rose! Located on the 3rd floor, this 887 sq ft unit features a bright open-concept layout with a spacious kitchen, dining, and living area. Enjoy georgeous vinyl plank flooring, an island kitchen with stainless steel appliances, beautiful Quartz countertops and sunny patio doors leading to your covered patio with total privacy from your neighbours. The bedrooms are thoughtfully placed on opposite sides for privacy. The primary suite includes a walk-through closet and full ensuite. Additional highlights: in-suite laundry, in-suite storage, and covered parking just steps from the building entrance. Ideally situated close to schools, parks, transit, Whitemud, Anthony Henday, and just a short walk to the Meadows Rec Centre and Library. Plus, it's conveniently located near the elevatorâ€"perfect for everyday ease! Move in and enjoy your new home.







Built in 2004

### **Essential Information**

MLS® #	E4444507
Price	\$190,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	888
Acres	0.00
Year Built	2004
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

# **Community Information**

Address	309 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

# Amenities

Hot Water Natural Gas, No Smoking Home, Security Door, Social Amenities Rooms, Storage-In-Suite Stall

Parking

## Interior

Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings		
Heating	Baseboard, Natural Gas		
# of Stories	4		
Stories	1		
Has Basement	Yes		
Basement	None, No Basement		
Exterior			
Exterior	Wood, Stone, Stucco, Vinyl		
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Low Maintenance		

	Back Earle, Flat One, Con Nearby, Earlabeapea, Eew Maintenarioe
	Landscape, No Back Lane, Playground Nearby, Public Transportation,
	Schools
Roof	Asphalt Shingles

Root Asphalt Shingles

Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	10
Zoning	Zone 30
Condo Fee	\$537

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 July 6th, 2025 at 7:02pm MDT