

Courtesy Of Robert M Hasek Of Real Broker

## \$199,900 - 420 2305 35a Avenue, Edmonton

MLS® #E4454934

**\$199,900**

2 Bedroom, 2.00 Bathroom, 912 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to Park Place Wild Rose â€” a top-floor condo thatâ€™s all about style, comfort, and convenience! With soaring vaulted ceilings, 2 bedrooms, 2 bathrooms, and even 2 parking stalls right by the front door, this 920 sq. ft. gem is designed to impress. Step inside and fall in love with the details: a chic stone feature wall in the kitchen, a trendy wooden slat accent wall in the main bathroom, and sleek dark wood laminate floors throughout that give this home a fresh, modern feel. The master suite comes complete with a walk-through closet and private ensuite, while the spacious second bedroom also boasts its own walk-in closet â€” perfect for guests, a roommate, or your dream home office. And the perks donâ€™t stop there â€” enjoy the convenience of in-suite laundry, a large storage room, and TWO dedicated parking stalls (so rare and so valuable!). The location is the cherry on top â€” close to schools, shopping, ravine trails, The Meadows Rec Centre, and more. Stylish. Affordable. Convenient. Ready for YOU.

Built in 2004

### Essential Information

MLS® # E4454934

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 912                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 420 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|           |                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Ceiling 9 ft., Intercom, No Smoking Home, Parking-Extra, Parking-Visitor, Security Door, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                                                                                                                              |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, |

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
|              | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                                      |
| Construction | Wood, Stone, Stucco                                                   |
| Foundation   | Concrete Perimeter                                                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 30           |
| Condo Fee      | \$565             |

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 September 17th, 2025 at 1:32pm MDT