\$195,000 - 2305 35a Avenue, Edmonton

MLS® #E4436649

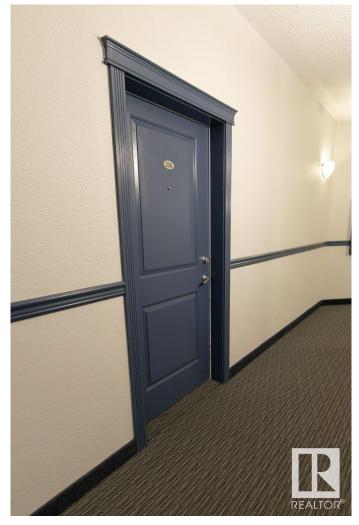
\$195,000

2 Bedroom, 2.00 Bathroom, 881 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

WELCOME TO PARK PLACE! Located in the sought-after community of Wild Rose this 2 bedroom 2 bath condo, with all NEW FLOORING, is the perfect fit for first time buyers, investors or even those just looking to downsize. The bright open floor plan has a modern kitchen with lovely oak cabinetry and an eat up island overlooks the large living room with patio doors opening to the sunny SW facing balcony. The two bedrooms are located on opposite sides of the unit allowing for maximum privacy. The primary suite has a large walk-through closet leading to the 4 pce ensuite. The unit is completed with the essential in-suite laundry, main bathroom and a big storage room as an added bonus! The well managed building has condo fees which include heat and water and also comes with a tandem parking stall. Close to major shopping, great restaurants, Meadows Recreation Centre and easy access to all the major arteries in the City – the location is unbeatable!





Built in 2004

Essential Information

MLS® #	E4436649
Price	\$195,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.00
Year Built	2004
Туре	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	Air Conditioner, Parking-Visitor
Parking	Tandem

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, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

May 15th, 2025
32
Zone 30
\$509



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Listing information last updated on June 15th, 2025 at 10:17pm MDT