

# \$139,900 - 202 2305 35a Avenue, Edmonton

MLS® #E4433113

**\$139,900**

1 Bedroom, 1.00 Bathroom, 635 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Discover this charming 634 square foot 1-bedroom, 1-bathroom condo, perfectly designed for comfortable living. Featuring an inviting open concept layout, the cozy oak kitchen is ideal for cooking and entertaining. The spacious bedroom offers plenty of room to relax, while in-suite laundry adds convenience to your daily routine. Step outside to your west-facing balcony, a great spot to enjoy evening sunsets. The condo comes with covered parking that includes a plug-in for added convenience during colder months. Located just minutes from schools, walking paths, shopping, and essential amenities, this condo truly has it all. The condo fees cover heat and water, making budgeting a breeze.

Built in 2004

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4433113          |
| Price          | \$139,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 635               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Single Carport   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 52               |
| Zoning         | Zone 30          |

Condo Fee                      \$398

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