

\$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 investors—don't miss out!

Built in 2004

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	12

Zoning	Zone 30
Condo Fee	\$398

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 June 16th, 2025 at 6:17am MDT