# \$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.

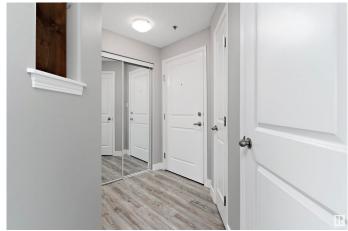


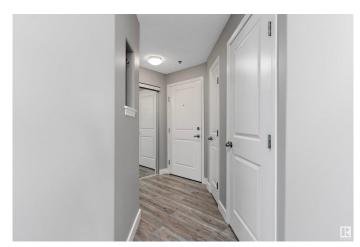
#### **Essential Information**

MLS® # E4444507 Price \$190,000

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 888
Acres 0.00
Year Built 2004

Type 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**

Amenities Hot Water Natural Gas, No Smoking Home, Security Door, Social

Rooms, Storage-In-Suite

Parking Stall

#### 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

Landscape, No Back Lane, Playground Nearby, Public Transportation,

**Schools** 

Roof Asphalt Shingles

Construction Wood, Stone, Stucco, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 26th, 2025

Days on Market 3

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 June 29th, 2025 at 3:02pm MDT