

# \$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 gorgeous 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 elevator—perfect for everyday ease! Move in and enjoy your new home.

Built in 2004

## 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	7
Zoning	Zone 30
Condo Fee	\$537

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