

# \$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 | 5               |
| Zoning         | Zone 30         |
| Condo Fee      | \$537           |

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Listing information last updated on July 1st, 2025 at 2:32pm MDT