

\$175,000 - 305 2305 35a Avenue, Edmonton

MLS® #E4456490

\$175,000

2 Bedroom, 2.00 Bathroom, 885 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Bright corner end unit with lots of natural light! This open concept 885 square foot condo offers two bedrooms and two full bathrooms. The primary bedroom has a walk in closet and a full 4 piece ensuite. The living room with south and west windows is flooded with natural light with sliding patio doors that lead out to the west facing covered balcony. The bright white island kitchen boasts linoleum flooring, a breakfast bar, tile back splash, a dual sink, and is nicely equipped with stainless steel appliances. The kitchen overlooks a spot for your dining room table. The building is only minutes away from the Henday, Whitemud, the new rec centre. Easy access to public transportation. There are also grocery stores & a strip mall just minutes away. Mill Creek ravine trails are nearby as well. Unit comes with one surface stall, conveniently located directly below the unit.

Built in 2004

Essential Information

MLS® #	E4456490
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	885



Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	305 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

Amenities

Amenities	Parking-Visitor, Security Door, Vinyl Windows
Parking Spaces	1
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 3rd, 2025
Days on Market	3
Zoning	Zone 30
Condo Fee	\$552

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 September 6th, 2025 at 1:32am MDT