

## **\$189,900 - 421 2305 35a Avenue, Edmonton**

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MLS® #E4440655

**\$189,900**

2 Bedroom, 2.00 Bathroom, 828 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Top floor condo with vaulted ceiling in convenient Wild Rose. This 2 bed/2 bath oasis has laminate wood flooring throughout the kitchen and main living area, stainless steel appliances, island and a storage room inside the unit. Other features include an extra separate storage locker down the hall, East facing windows for lots of Morning sunshine, in-suite laundry, and 2 powered parking stalls (1 covered, 1 uncovered). Within walking distance to schools, shopping, public transportation, The Meadows Recreation Center and just minutes away from Anthony Henday and Whitemud Freeway. This beautiful home in a fantastic location is ready for you to move in!

Built in 2004

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4440655          |
| Price          | \$189,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 828               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 421 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Patio, See Remarks |
| Parking   | Stall              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Stucco                    |
| Exterior Features | Fenced, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Stucco                    |
| Foundation        | Concrete Perimeter              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 30        |
| Condo Fee      | \$509          |

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Listing information last updated on June 21st, 2025 at 4:17am MDT