

# \$192,000 - 419 2305 35a Avenue, Edmonton

MLS® #E4453769

**\$192,000**

2 Bedroom, 2.00 Bathroom, 829 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome Home to This Bright & Beautiful Top-Floor Unit! This stylish 2-bedroom, 2-bathroom condo offers over 800 sq. ft. of comfortable living with newly updated vinyl plank flooring throughout. The open-concept main living area features soaring vaulted ceilings that elevate the space, bringing in extra natural light and a touch of luxury. The bright living room flows onto a sunny private deck—perfect for morning coffee or evening relaxation. Enjoy a well-appointed kitchen with ample cabinet and counter space, plus two full 4-piece bathrooms, including a private ensuite off the primary bedroom. Additional highlights include in-suite laundry, generous storage, and a covered carport with power and a secure storage cage. Perfect for first-time buyers, down-sizers, or investors!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453769  |
| Price          | \$192,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 829       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 419 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Deck, Vaulted Ceiling, Storage Cage |
| Parking Spaces | 1                                   |
| Parking        | Single Carport                      |

### Interior

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

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                              |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | A. Blair McPherson School |
|------------|---------------------------|

|        |                         |
|--------|-------------------------|
| Middle | Father Michael Troy     |
| High   | Thelma Chalifoux School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 30           |
| Condo Fee      | \$509             |

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Listing information last updated on August 28th, 2025 at 4:32am MDT