\$144,900 - 202 2305 35a Avenue, Edmonton

MLS® #E4433113

\$144,900

1 Bedroom, 1.00 Bathroom, 704 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Discover this charming 700 square foot 1-bedroom, 1-bathroom condo, perfectly designed for comfortable living. Featuring an inviting open concept layout, the cozy oak kitchen is ideal for cooking and entertaining. The spacious bedroom offers plenty of room to relax, while in-suite laundry adds convenience to your daily routine. Step outside to your west-facing balcony, a great spot to enjoy evening sunsets. The condo comes with covered parking that includes a plug-in for added convenience during colder months. Located just minutes from schools, walking paths, shopping, and essential amenities, this condo truly has it all. The condo fees cover heat and water, making budgeting a breeze.







Built in 2004

Essential Information

MLS® #	E4433113
Price	\$144,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	704
Acres	0.00
Year Built	2004
Туре	Condo / Townhouse

StatusActiveCommunity InformationAddress202 2305 35a AvenueAreaEdmontonSubdivisionWild RoseCityEdmontonCountyALBERTAProvinceABPostal CodeT6T 1Z2AmenitiesAmenitiesOff Street Parking, On Street Parking, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ HookupParking Spaces1Parking Spaces1AppliancesDishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, WasherHeatingBaseboard, Natural Gas# of Stories1Astories1Stories1AssamentYesBasementYesExteriorWood, StuccoExterior FeaturesFenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesContuctionWood, StuccoFoundationWood, StuccoFoundation<	Sub-Type	Lowrise Apartment	
Address202 2305 35a AvenueAreaEdmontonSubdivisionWild RoseCityEdmontonCountyALBERTAProvinceABPostal CodeTGT 1Z2AmenitiesOff Street Parking, On Street Parking, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ HookupParkingOff Street Parking, On Street Parking, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ HookupParkingI Baseboard, Natural GasParkingDishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, WasherHeatingBaseboard, Natural Gas# of Stories4Stories1Has BasementYesBasementNone, No BasementExteriorWood, StuccoExterior FeaturesFenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, StuccoFoundationConcrete Perimeter	Style Status	Single Level Apartment Active	
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Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, StuccoFoundationConcrete PerimeterAdditional Information	Exterior	Wood, Stucco	
ConstructionWood, StuccoFoundationConcrete PerimeterAdditional Information	Exterior Features		
Foundation Concrete Perimeter Additional Information	Roof	Asphalt Shingles	
Additional Information	Construction	Wood, Stucco	
	Foundation	Concrete Perimeter	
Date Listed April 25th, 2025	Additional Information		
	Date Listed	April 25th, 2025	

Days on Market

Zoning

18

Zone 30

Condo Fee \$398

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Listing information last updated on May 12th, 2025 at 11:32pm MDT