

# \$169,888 - 110 2305 35a Avenue, Edmonton

MLS® #E4441386

**\$169,888**

2 Bedroom, 2.00 Bathroom, 865 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this stunning 2-bedroom, 2-bathroom condo in the community of Wild Rose! Featuring a smart layout, the master bedroom boasts an ensuite 4-piece bathroom and walk-in closet, while the second bedroom is spacious and bright. The well-equipped kitchen with built-in appliances flows seamlessly into the cozy living area, filled with natural light from patio doors that lead to a private outdoor space. Additional conveniences include ensuite laundry, a storage room, and a covered parking spot. There's even extra storage space available on the second floor. Enjoy added perks like a lounge area, included in the condo fees. Ideally located near transit, grocery stores, parks, walking trails, schools, and major highways, this gem offers both comfort and convenience. Don't miss this must-see listing!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441386  |
| Price          | \$169,888 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 865       |
| Acres          | 0.00      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 110 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Single Carport  |

### Interior

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

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$539   |

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Listing information last updated on June 16th, 2025 at 9:17am MDT