## \$184,900 - 226 2305 35a Avenue, Edmonton

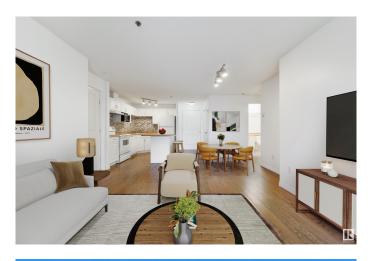
MLS® #E4442622

## \$184,900

2 Bedroom, 2.00 Bathroom, 830 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

This bright, freshly painted, 2 bedroom condo is sure to impress! The open concept layout offers the ideal space for hosting. Cook in your spacious kitchen or relax in the large living room which connects to the balcony. The sizable master bedroom flows seamlessly to a walk-through closet and a FULL 4 piece ensuite. On the opposite side of the unit, which is perfect for privacy, you'll find a second bedroom with close proximity to the main 4 piece bathroom. Other bonuses you'll find here are in-suite laundry, an in-suite storage room, assigned parking and a social room. With close access to the Henday and all amenities, you won't want to miss this beautiful home!







Built in 2004

## **Essential Information**

MLS® #	E4442622
Price	\$184,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.00
Year Built	2004
Туре	Condo / Townhouse

Sub-Type Lowrise Apartment		
Style Single Level Apartment		
Status Active		
Community Information		
Address 226 2305 35a Avenue		
Area Edmonton		
Subdivision Wild Rose		
City Edmonton		
County ALBERTA		
Province AB		
Postal Code T6T 1Z2		
Amenities		
Amenities No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms	6	
Parking Stall		
Interior		
Interior Features ensuite bathroom		
Appliances Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Sta Washer/Dryer, Stove-Electric, Window Coverings	cked	
Heating Baseboard, Electric		
# of Stories 4		
Stories 1		
Has Basement Yes		
Basement None, No Basement		
Exterior		
Exterior Wood, Stucco		
Exterior Features Schools, Shopping Nearby		
Roof Asphalt Shingles		
Construction Wood, Stucco		

Foundation Concrete Perimeter

## **Additional Information**

Date Listed	June 16th, 2025
Days on Market	2
Zoning	Zone 30
Condo Fee	\$509

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Listing information last updated on June 18th, 2025 at 2:02am MDT