# \$185,000 - 407 2305 35a Avenue, Edmonton

MLS® #E4460236

#### \$185,000

2 Bedroom, 2.00 Bathroom, 978 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautiful top floor condo nestled in Wild Rose, this home offers 2 bedrooms, 2 bath, in-suite laundry, open concept floor plan and an abundance of natural light! With an ample amount of counter and cabinet space, the kitchen has so much to offer. The living room is a grand space great for entertaining it also leads to a covered balcony. In-suite storage is a bonus! This home is great for first time home buyers, down-sizer or investor. This unit shows pride of ownership, close to schools and parks, The Meadow ETS Transit Centre is just around the corner, major shopping centres, and has easy access to the Anthony Henday & the Whitemud. Make this your home today and enjoy everything SE Edmonton has to offer!



#### **Essential Information**

MLS® # E4460236 Price \$185,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

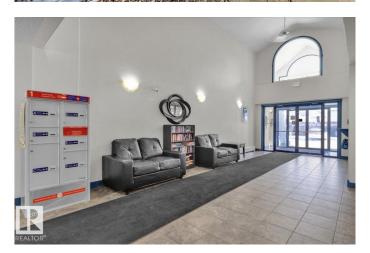
Square Footage 978

Acres 0.00

Year Built 2004







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 407 2305 35a Avenue

Area Edmonton
Subdivision Wild Rose
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 1Z2

#### **Amenities**

Amenities See Remarks
Parking Single Carport

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric,

Window Coverings

Heating Baseboard, Electric

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Stucco, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Stucco, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed October 1st, 2025

Days on Market 28

Zoning Zone 30

Condo Fee \$588

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 29th, 2025 at 8:17am MDT