

## **\$199,900 - 421 2305 35a Avenue, Edmonton**

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MLS® #E4440655

**\$199,900**

2 Bedroom, 2.00 Bathroom, 828 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Top floor condo with vaulted ceiling in convenient Wild Rose. This 2 bed/2 bath oasis has laminate wood flooring throughout the kitchen and main living area, stainless steel appliances, island and a storage room inside the unit. Other features include an extra separate storage locker down the hall, East facing windows for lots of Morning sunshine, in-suite laundry, and 2 powered parking stalls (1 covered, 1 uncovered). Within walking distance to schools, shopping, public transportation, The Meadows Recreation Center and just minutes away from Anthony Henday and Whitemud Freeway. This beautiful home in a fantastic location is ready for you to move in!



Built in 2004

### **Essential Information**

MLS® #	E4440655
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.00
Year Built	2004
Type	Condo / Townhouse

Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	421 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

### Amenities

Amenities	Patio, See Remarks
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	58
Zoning	Zone 30
Condo Fee	\$509

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Listing information last updated on August 2nd, 2025 at 5:02pm MDT