

## \$175,000 - 226 2305 35a Avenue, Edmonton

MLS® #E4450471

### \$175,000

2 Bedroom, 2.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

This bright, freshly painted, 2 bedroom, 2 bathroom 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. NEW FLOORS are negotiable! 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® #         | E4450471          |
| Price          | \$175,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 830               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | 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 |
| Parking   | Stall                                                          |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, 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, Stucco             |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Stucco             |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 30         |
| Condo Fee      | \$509           |

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Listing information last updated on August 14th, 2025 at 12:48pm MDT