

# \$144,900 - 202 2305 35a Avenue, Edmonton

MLS® #E4433113

**\$144,900**

1 Bedroom, 1.00 Bathroom, 704 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Discover this charming 700 square foot 1-bedroom, 1-bathroom condo, perfectly designed for comfortable living. Featuring an inviting open concept layout, the cozy oak kitchen is ideal for cooking and entertaining. The spacious bedroom offers plenty of room to relax, while in-suite laundry adds convenience to your daily routine. Step outside to your west-facing balcony, a great spot to enjoy evening sunsets. The condo comes with covered parking that includes a plug-in for added convenience during colder months. Located just minutes from schools, walking paths, shopping, and essential amenities, this condo truly has it all. The condo fees cover heat and water, making budgeting a breeze.

Built in 2004

## Essential Information

MLS® #	E4433113
Price	\$144,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	704
Acres	0.00
Year Built	2004
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

### Amenities

Amenities	Off Street Parking, On Street Parking, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Single Carport

### Interior

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, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	8
Zoning	Zone 30

Condo Fee                    \$398

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