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

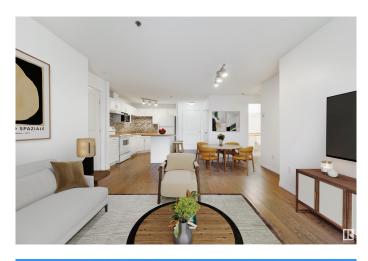
MLS® #E4442622

## \$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	
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	June 16th, 2025
Days on Market	8
Zoning	Zone 30
Condo Fee	\$509

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Listing information last updated on June 24th, 2025 at 4:03pm MDT