# \$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

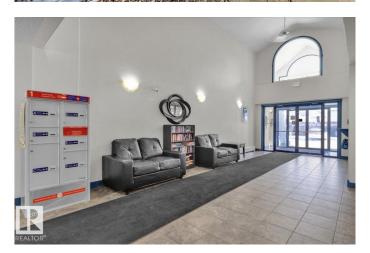
Square Footage 978

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 **ALBERTA** County

**Province** AB

Postal Code T6T 1Z2

#### **Amenities**

**Amenities** See Remarks **Parking** Single Carport

### Interior

**Interior Features** ensuite bathroom

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

Window Coverings

Baseboard, Electric Heating

# of Stories 4 **Stories** 1 Has Basement

Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Stucco, Vinyl

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

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 15 Zoning Zone 30

Condo Fee \$588

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Listing information last updated on October 16th, 2025 at 3:47pm MDT