

## \$174,000 - 108 2305 35a Avenue, Edmonton

MLS® #E4464951

**\$174,000**

2 Bedroom, 2.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this fantastic CORNER UNIT! 2 bedrooms, 2 full baths condo is located in the community of Wild Rose. It is the perfect fit for first time buyers, investors or even those just looking to downsize. This 880 sq. ft. unit features a bright open-concept layout with a spacious kitchen with island, dining, and living area with patio door leading to your covered patio. The bedrooms are thoughtfully placed on opposite sides for privacy. The primary suite includes a walk-through closet and a full ensuite. In-suite laundry and storage, covered parking situated just steps from your patio. Ideal location, close to schools, parks, transit, Whitemud, Anthony Henday, and just a short walk to the Meadows Rec Centre and Library. Move in and enjoy your new home. The location is unbeatable!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464951  |
| Price          | \$174,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 879       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Deck, Parking-Visitor, Party Room |
| Parking   | Single Carport                    |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                              |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stucco                                                                              |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 11                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$537   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 17th, 2025 at 12:32am MST