# \$195,000 - 2305 35a Avenue, Edmonton

MLS® #E4436649

### \$195,000

2 Bedroom, 2.00 Bathroom, 881 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

WELCOME TO PARK PLACE! Located in the sought-after community of Wild Rose this 2 bedroom 2 bath condo, with all NEW FLOORING, is the perfect fit for first time buyers, investors or even those just looking to downsize. The bright open floor plan has a modern kitchen with lovely oak cabinetry and an eat up island overlooks the large living room with patio doors opening to the sunny SW facing balcony. The two bedrooms are located on opposite sides of the unit allowing for maximum privacy. The primary suite has a large walk-through closet leading to the 4 pce ensuite. The unit is completed with the essential in-suite laundry, main bathroom and a big storage room as an added bonus! The well managed building has condo fees which include heat and water and also comes with a tandem parking stall. Close to major shopping, great restaurants, Meadows Recreation Centre and easy access to all the major arteries in the City â€" the location is unbeatable!

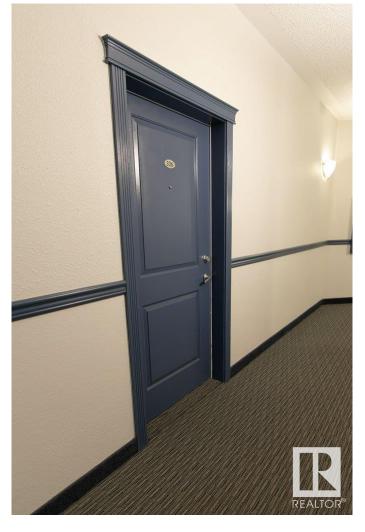
Built in 2004

#### **Essential Information**

MLS® # E4436649 Price \$195,000

Bedrooms 2





Bathrooms 2.00 Full Baths 2

Square Footage 881
Acres 0.00

Year Built 2004

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 2305 35a Avenue

Area Edmonton
Subdivision Wild Rose
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 1Z2

## **Amenities**

Amenities Air Conditioner, Parking-Visitor

Parking Tandem

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Golf Nearby, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 29

Zoning Zone 30

Condo Fee \$509



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