

## \$129,500 - 123 2305 35a Avenue, Edmonton

MLS® #E4464440

**\$129,500**

1 Bedroom, 1.00 Bathroom, 637 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Super Affordable! Welcome to this well-maintained 1 bedroom, 1 bathroom apartment ideally situated in a vibrant neighborhood of Wild Rose. This cozy unit is filled with natural light and features an open-concept living and dining area, perfect for relaxing or entertaining. Recently upgraded with brand new flooring , paint & bathroom vanity. The kitchen has ample of cabinets and counter space. The Primary bedroom is generously sized. In suite laundry, 4-pc bath and storage unit. Enjoy building amenities and outdoor parking stall located just across from the unit. This apartment complex is situated just steps away from shopping centers, grocery stores, restaurants, public transportation, and parks, which makes it perfectly convenient for daily living. AMAZING LOCATION ! AMAZING PRICE!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464440  |
| Price          | \$129,500 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 637       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 123 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, Patio, Recreation Room/Centre |
| Parking   | Stall                                                                           |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                              |
| # of Stories | 4                                                                                                   |
| Stories      | 1                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | See Remarks                                                                                         |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 1                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$395   |

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Listing information last updated on November 3rd, 2025 at 10:47am MST