

## \$135,000 - 117 2305 35a Avenue, Edmonton

MLS® #E4440501

**\$135,000**

1 Bedroom, 1.00 Bathroom, 645 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Attention 1st time home buyers & investors! Move in ready 1 bedroom suite in the heart of Wild Rose. Just steps away from walking trails, public transit, schools & amenities, this **FRESHLY PAINTED** suite is ready for you! Spaciously appointed, the open concept design makes it feel so much larger than 650 sqft! The open kitchen has stainless steel appliances, plenty of cupboards and counterspace, & eating bar. The living space is bright & sunny due to the large patio doors out to your main floor patio. Perfect for buyers with pets! **VINYL PLANK** throughout the living space makes clean up a breeze. Large primary suite is fit for a king! 4 pc bathroom w/ **INSUITE LAUNDRY**! There is a storage room within the suite, **PLUS** an extra storage cage on the 3rd floor for your seasonal items! **COVERED PARKING** keeps the snow off your car in the winter. Nothing to do but move right in! This well managed, pet friendly suite is perfect for any 1st time home buyer or an investor looking to cash flow!(Photos virtually staged)

Built in 2004

### Essential Information

MLS® # E4440501

Price \$135,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	645
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	117 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

### Amenities

Amenities	Party Room, Patio, Storage-In-Suite, Storage-Locker Room, Vinyl Windows
Parking	Single Carport

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025  
Days on Market                12  
Zoning                              Zone 30  
Condo Fee                        \$393

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