

## \$139,900 - 417 2305 35a Avenue, Edmonton

MLS® #E4458296

**\$139,900**

1 Bedroom, 1.00 Bathroom, 639 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this bright and beautiful TOP FLOOR unit with gorgeous VAULTED CEILINGS making the unit feel large, open and airy! Recent updates in this condo include BEAUTIFUL NEW LAMINATE FLOORING THROUGHOUT, FRESH PAINT, and a NEW WASHER AND DRYER! Conveniently located in Wild Rose, with convenient access to the Whitemud and Anthony Henday Drive, just a block away from schools and a short walk to all the amenities anyone could need. Throw in a covered parking stall and in-suite laundry and you have the perfect unit for someone looking to stop renting and break into the ownership market. The best 4 words to describe this amazing condo are; Bright, Spacious, Updated and Affordable.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458296  |
| Price          | \$139,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 639       |
| Acres          | 0.00      |
| Year Built     | 2004      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 417 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | No Smoking Home, Parking-Visitor, Party Room, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                    |
| Parking        | Single Carport                                                                                       |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Water                                                           |
| # of Stories | 4                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 32                   |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$398   |

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 October 20th, 2025 at 12:32pm MDT