

## \$139,950 - 332 2305 35a Avenue, Edmonton

MLS® #E4440200

**\$139,950**

1 Bedroom, 1.00 Bathroom, 637 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

This bright south-facing and inviting condo offers a spacious open-concept layout in a fantastic location! The functional kitchen features a breakfast bar, dining area, and ample cabinetry, seamlessly flowing into the comfortable living space. The large bedroom boasts a south-facing window, filling the room with natural light. Step outside to your sunny balcony, perfect for morning coffee or evening relaxation. Additional features include fresh paint, in-suite laundry, a 4-piece bath, and ample storage. Enjoy the convenience of covered, energized parking and a prime location just minutes from parks, schools, shopping, dining, The Meadows Rec Centre, and all amenities. A perfect opportunity for first-time buyers, downsizers, or investorsâ€™ donâ€™t miss out!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440200  |
| Price          | \$139,950 |
| 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     | 332 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking-Visitor, Party Room, Social Rooms, Sprinkler System-Fire, Vinyl Windows |
| Parking Spaces | 1   |
| Parking        | Single Carport, See Remarks   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 35             |

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

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Listing information last updated on July 9th, 2025 at 7:02pm MDT