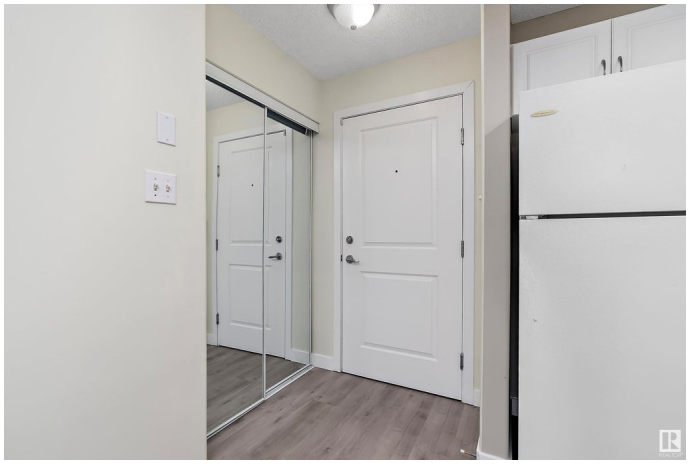
Courtesy Of Erin Mulkay Of Sable Realty

$132,900 - 123 2305 35a Avenue, Edmonton

MLS® #E4448847

$132,900
1 Bedroom, 1.00 Bathroom, 637 sqft
Condo / Townhouse on 0.00 Acres



Wild Rose, Edmonton, AB

SELLER IS MOTIVATED Welcome to Park Place Wild Rose Perfect for First-Time Buyers, Downsizers, or Investors! This 1 bedroom, 1 bathroom condo offers low-maintenance living. Whether you're entering the market, looking to simplify, or seeking a solid investment opportunity, this main-floor unit checks all the boxes.Enjoy in-unit laundry, recently upgraded flooring and fresh paint, and ample in-unit storage. The pet-friendly building includes an outdoor parking stall for your convenience, along with plenty of visitor parking for your guests. Located on the main level, this property offers easy access with no stairs. Immediate possession available, move in and start enjoying everything well-maintained unit has to offer!This unit offers a large in-suite storage room, and access to a shared common area. Enjoy the convenience of being near the Meadows Recreation Center, with your parking stall only 6 feet from the patio entrance for easy access.

Built in 2004

Essential Information

MLS® #	E4448847
Price	$132,900
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	Parking-Visitor, Social Rooms
Parking	Stall

Interior

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

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Private Setting, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 20th, 2025
Days on Market	51
Zoning	Zone 30
Condo Fee	$395

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Listing information last updated on September 9th, 2025 at 3:02am MDT