

# \$199,900 - 110 2305 35a Avenue, Edmonton

MLS® #E4413932

**\$199,900**

2 Bedroom, 2.00 Bathroom, 865 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this stunning 2-bedroom, 2-bathroom condo in the community of Wild Rose! Featuring a smart layout, the master bedroom boasts an ensuite 4-piece bathroom and walk-in closet, while the second bedroom is spacious and bright. The well-equipped kitchen with built-in appliances flows seamlessly into the cozy living area, filled with natural light from patio doors that lead to a private outdoor space. Additional conveniences include ensuite laundry, a storage room, and a covered parking spot. There's even extra storage space available on the second floor. Enjoy added perks like a lounge area, included in the condo fees. Ideally located near transit, grocery stores, parks, walking trails, schools, and major highways, this gem offers both comfort and convenience. Don't miss this must-see listing!

Built in 2004

## Essential Information

MLS® #	E4413932
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00



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

### **Community Information**

Address	110 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

### **Amenities**

Amenities	Parking-Visitor
Parking	Single Carport

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Stucco
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 18th, 2024
Days on Market	116

Zoning	Zone 30
Condo Fee	\$557

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 March 14th, 2025 at 4:02pm MDT