# \$179,900 - 226 2305 35a Avenue, Edmonton

MLS® #E4450471

#### \$179,900

2 Bedroom, 2.00 Bathroom, 830 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

This bright, freshly painted, 2 bedroom, 2 bathroom condo is sure to impress! The open concept layout offers the ideal space for hosting. Cook in your spacious kitchen or relax in the large living room which connects to the balcony. The sizable master bedroom flows seamlessly to a walk-through closet and a FULL 4 piece ensuite. On the opposite side of the unit, which is perfect for privacy, you'll find a second bedroom with close proximity to the main 4 piece bathroom. NEW FLOORS are negotiable! Other bonuses you'll find here are in-suite laundry, an in-suite storage room, assigned parking and a social room. With close access to the Henday and all amenities, you won't want to miss this beautiful home!



#### **Essential Information**

MLS® # E4450471 Price \$179,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Acres

Square Footage 830

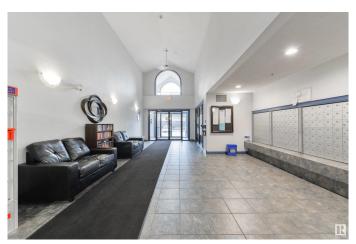
Year Built 2004

Type Condo / Townhouse

0.00







Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 226 2305 35a Avenue

Area Edmonton
Subdivision Wild Rose
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 1Z2

### **Amenities**

Amenities No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms

Parking Stall

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Oven-Microwave, 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, Stucco

Exterior Features Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 31st, 2025

Days on Market 1

Zoning Zone 30

Condo Fee \$509

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Listing information last updated on August 1st, 2025 at 9:17pm MDT