

## \$154,900 - 332 2305 35a Avenue, Edmonton

MLS® #E4426608

**\$154,900**

1 Bedroom, 1.00 Bathroom, 637 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

This bright 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 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 investors—don't miss out!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426608  |
| Price          | \$154,900 |
| 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     | 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   | Dryer, Refrigerator, Stove-Electric, Washer |
| 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    | March 20th, 2025 |
| Days on Market | 31               |

|           |         |
|-----------|---------|
| 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 April 20th, 2025 at 1:47pm MDT