

## \$192,000 - 419 2305 35a Avenue, Edmonton

MLS® #E4453769

**\$192,000**

2 Bedroom, 2.00 Bathroom, 829 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome Home to This Bright & Beautiful Top-Floor Unit! This stylish 2-bedroom, 2-bathroom condo offers over 800 sq. ft. of comfortable living with newly updated vinyl plank flooring throughout. The open-concept main living area features soaring vaulted ceilings that elevate the space, bringing in extra natural light and a touch of luxury. The bright living room flows onto a sunny private deck—perfect for morning coffee or evening relaxation. Enjoy a well-appointed kitchen with ample cabinet and counter space, plus two full 4-piece bathrooms, including a private ensuite off the primary bedroom. Additional highlights include in-suite laundry, generous storage, and a covered carport with power and a secure storage cage. Perfect for first-time buyers, down-sizers, or investors!

Built in 2004

### Essential Information

MLS® #	E4453769
Price	\$192,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	829
Acres	0.00
Year Built	2004



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

### Community Information

Address	419 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

### Amenities

Amenities	Deck, Vaulted Ceiling, Storage Cage
Parking Spaces	1
Parking	Single Carport

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Electric
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	A. Blair McPherson School
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Middle	Father Michael Troy
High	Thelma Chalifoux School

### **Additional Information**

Date Listed	August 19th, 2025
Days on Market	1
Zoning	Zone 30
Condo Fee	\$509

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