\$219,900 - 407 2305 35a Avenue, Edmonton

MLS® #E4427472

\$219,900

2 Bedroom, 2.00 Bathroom, 978 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this beautiful top floor suite nestled in Wild Rose, this home offers 2 bedrooms, 2 bath, in-suite laundry, open concept floor plan and an abundance of natural light! With an ample amount of counter and cabinet space, the kitchen has so much to offer. The living room is a grand space great for entertaining it also leads to a covered balcony. In-suite storage is a bonus! This home is great for first time home buyers, down-sizer or investor. This unit shows pride of ownership, close to schools and parks, The Meadow ETS Transit Centre is just around the corner, major shopping centres, and has easy access to the Anthony Henday & the Whitemud. Make this your home today and enjoy everything SE Edmonton has to offer!







Built in 2004

Essential Information

MLS® #	E4427472
Price	\$219,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.00
Year Built	2004

Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
Status	Active

Community Information

Address	407 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

Amenities

Amenities	Parking-Extra, Parking-Visitor, Social Rooms, Storage-In-Suite
Parking	Single Carport

Interior

Interior Features	ensuite bathroom			
Appliances	,	Dryer,	Oven-Microwave,	Refrigerator,
	Slove-Electric, Washer, W		renings	
Heating	Baseboard, Hot Water, Na	atural Gas		
# of Stories	4			
Stories	4			
Has Basement	Yes			
Basement	None, No Basement			
# of Stories Stories Has Basement	4 4 Yes		enngs	

Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 26th, 2025
Days on Market	83

Zoning Zone 30

Condo Fee \$588

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Listing information last updated on June 17th, 2025 at 12:02am MDT