

\$175,000 - 226 2305 35a Avenue, Edmonton

MLS® #E4455759

\$175,000

2 Bedroom, 2.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

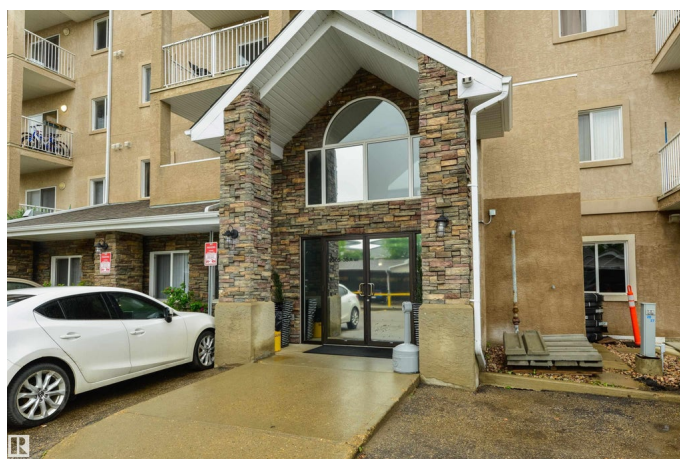
Wild Rose, Edmonton, AB

Seller is offering 3 MONTHS FREE CONDO FEES and will let you choose the NEW FLOORING to replace the laminate in this freshly painted, 2 bedroom, 2 bathroom condo! 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 primary 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. 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!

Built in 2004

Essential Information

MLS® #	E4455759
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.00
Year Built	2004



Type	Condo / Townhouse
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	September 3rd, 2025
Days on Market	4
Zoning	Zone 30

Condo Fee \$509

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 September 7th, 2025 at 1:02pm MDT