

## \$199,900 - 407 2305 35a Avenue, Edmonton

MLS® #E4449940

**\$199,900**

2 Bedroom, 2.00 Bathroom, 978 sqft

Condo / Townhouse on 0.00 Acres

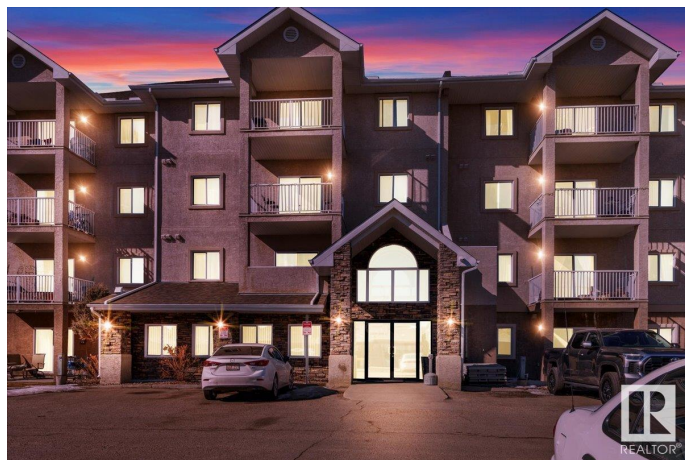
Wild Rose, Edmonton, AB

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® #         | E4449940  |
| Price          | \$199,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 978       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                   |
|----------|-------------------|
| Type     | 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 | See Remarks    |
| Parking   | Single Carport |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, 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, Stone, Stucco, Vinyl                                                                                                             |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Stone, Stucco, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 13              |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$588   |

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Listing information last updated on August 7th, 2025 at 11:18am MDT