

\$199,900 - 421 2305 35a Avenue, Edmonton

MLS® #E4440655

\$199,900

2 Bedroom, 2.00 Bathroom, 828 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Top floor condo with vaulted ceiling in convenient Wild Rose. This 2 bed/2 bath oasis has laminate wood flooring throughout the kitchen and main living area, stainless steel appliances, island and a storage room inside the unit. Other features include an extra separate storage locker down the hall, East facing windows for lots of Morning sunshine, in-suite laundry, and 2 powered parking stalls (1 covered, 1 uncovered). Within walking distance to schools, shopping, public transportation, The Meadows Recreation Center and just minutes away from Anthony Henday and Whitemud Freeway. This beautiful home in a fantastic location is ready for you to move in!

Built in 2004

Essential Information

MLS® #	E4440655
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.00
Year Built	2004
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	421 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

Amenities

Amenities	Patio, See Remarks
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 5th, 2025
Days on Market	58
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 August 2nd, 2025 at 12:02am MDT