

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

MLS® #E4450471

**\$175,000**

2 Bedroom, 2.00 Bathroom, 830 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Choose your own NEW FLOORING in this bright, 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® #	E4450471
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	July 31st, 2025
Days on Market	25
Zoning	Zone 30
Condo Fee	\$509

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