

\$174,000 - 108 2305 35a Avenue, Edmonton

MLS® #E4464951

\$174,000

2 Bedroom, 2.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this fantastic CORNER UNIT! 2 bedrooms, 2 full baths condo is located in the community of Wild Rose. It is the perfect fit for first time buyers, investors or even those just looking to downsize. This 880 sq. ft. unit features a bright open-concept layout with a spacious kitchen with island, dining, and living area with patio door leading to your covered patio. The bedrooms are thoughtfully placed on opposite sides for privacy. The primary suite includes a walk-through closet and a full ensuite. In-suite laundry and storage, covered parking situated just steps from your patio. Ideal location, close to schools, parks, transit, Whitemud, Anthony Henday, and just a short walk to the Meadows Rec Centre and Library. Move in and enjoy your new home. The location is unbeatable!

Built in 2004

Essential Information

MLS® #	E4464951
Price	\$174,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	879
Acres	0.00
Year Built	2004



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	108 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

Amenities

Amenities	Deck, Parking-Visitor, Party Room
Parking	Single Carport

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 6th, 2025
Days on Market	9

Zoning	Zone 30
Condo Fee	\$537

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