

\$148,800 - 332 2305 35a Avenue, Edmonton

MLS® #E4432707

\$148,800

1 Bedroom, 1.00 Bathroom, 637 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

This bright and inviting condo offers a spacious open-concept layout in a fantastic location! The functional kitchen features a breakfast bar, dining area, and ample cabinetry, seamlessly flowing into the comfortable living space. The large bedroom boasts a south-facing window, filling the room with natural light. Step outside to your sunny balcony, perfect for morning coffee or evening relaxation. Additional features include in-suite laundry, a 4-piece bath, and ample storage. Enjoy the convenience of covered, energized parking and a prime location just minutes from parks, schools, shopping, dining, The Meadows Rec Centre, and all amenities. A perfect opportunity for first-time buyers, downsizers, or investorsâ€™ donâ€™t miss out!

Built in 2004

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432707 |
| Price | \$148,800 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 637 |
| Acres | 0.00 |
| Year Built | 2004 |



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

Community Information

| | |
|-------------|---------------------|
| Address | 332 2305 35a Avenue |
| Area | Edmonton |
| Subdivision | Wild Rose |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1Z2 |

Amenities

| | |
|----------------|---------------------------------------------------------------------------------|
| Amenities | Parking-Visitor, Party Room, Social Rooms, Sprinkler System-Fire, Vinyl Windows |
| Parking Spaces | 1 |
| Parking | Single Carport, See Remarks |

Interior

| | |
|--------------|---------------------------------------------|
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Electric |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 6 |

| | |
|-----------|---------|
| Zoning | Zone 30 |
| Condo Fee | \$398 |

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 May 1st, 2025 at 10:47am MDT