

\$192,000 - 419 2305 35a Avenue, Edmonton

MLS® #E4453769

\$192,000

2 Bedroom, 2.00 Bathroom, 829 sqft
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome Home to This Bright & Beautiful Top-Floor Unit! This stylish 2-bedroom, 2-bathroom condo offers over 800 sq. ft. of comfortable living with newly updated vinyl plank flooring throughout. The open-concept main living area features soaring vaulted ceilings that elevate the space, bringing in extra natural light and a touch of luxury. The bright living room flows onto a sunny private deck—perfect for morning coffee or evening relaxation. Enjoy a well-appointed kitchen with ample cabinet and counter space, plus two full 4-piece bathrooms, including a private ensuite off the primary bedroom. Additional highlights include in-suite laundry, generous storage, and a covered carport with power and a secure storage cage. Perfect for first-time buyers, down-sizers, or investors!

Built in 2004

Essential Information

MLS® #	E4453769
Price	\$192,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	829
Acres	0.00
Year Built	2004



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

Community Information

Address	419 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

Amenities

Amenities	Deck, Vaulted Ceiling, Storage Cage
Parking Spaces	1
Parking	Single Carport

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	A. Blair McPherson School
------------	---------------------------

Middle	Father Michael Troy
High	Thelma Chalifoux School

Additional Information

Date Listed	August 19th, 2025
Days on Market	4
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 23rd, 2025 at 1:02am MDT