

Courtesy Of Ian Elliott Of Exp Realty

# \$199,900 - 407 2305 35a Avenue, Edmonton

MLS® #E4449940

**\$199,900**

2 Bedroom, 2.00 Bathroom, 978 sqft  
Condo / Townhouse on 0.00 Acres

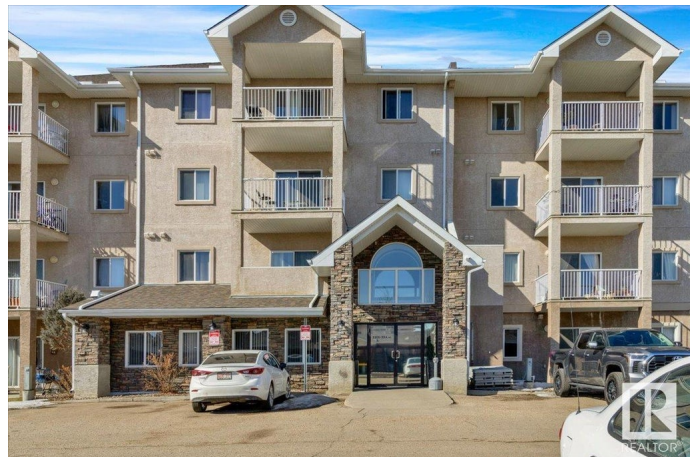
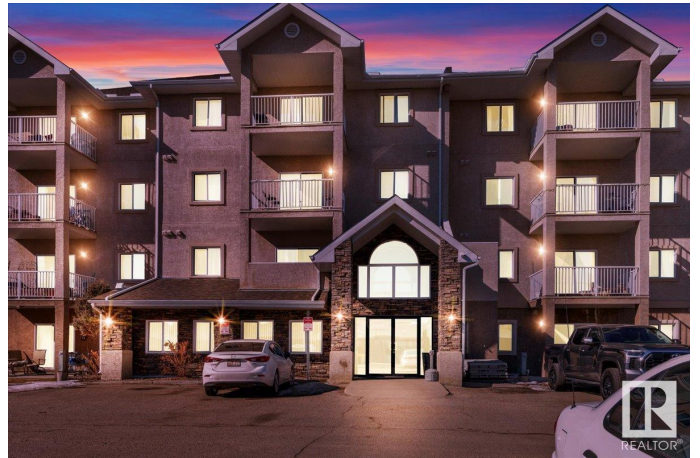
Wild Rose, Edmonton, AB

Welcome to this beautiful top floor suite nestled in Wild Rose, this home offers 2 bedrooms, 2 bath, in-suite laundry, open concept floor plan and an abundance of natural light! With an ample amount of counter and cabinet space, the kitchen has so much to offer. The living room is a grand space great for entertaining it also leads to a covered balcony. In-suite storage is a bonus! This home is great for first time home buyers, down-sizer or investor. This unit shows pride of ownership, close to schools and parks, The Meadow ETS Transit Centre is just around the corner, major shopping centres, and has easy access to the Anthony Henday & the Whitemud. Make this your home today and enjoy everything SE Edmonton has to offer!

Built in 2004

## Essential Information

MLS® #	E4449940
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.00
Year Built	2004



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
Status	Active

### Community Information

Address	407 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

### Amenities

Amenities	See Remarks
Parking	Single Carport

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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, Stone, Stucco, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 25th, 2025
Days on Market	9

Zoning	Zone 30
Condo Fee	\$588

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT