

\$174,900 - 114 2305 35a Avenue, Edmonton

MLS® #E4462220

\$174,900

2 Bedroom, 2.00 Bathroom, 985 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Discover comfort and convenience in this stunning main-floor condo located in the heart of Wild Rose! This beautifully maintained home offers 2 spacious bedrooms, 2 full baths, in-suite laundry, and a bright open-concept design that welcomes natural light throughout. The kitchen provides generous countertops and cabinetry, ideal for everyday living or entertaining guests. The living room opens to a covered patio, perfect for relaxing or enjoying your morning coffee. With in-suite storage and pride of ownership on full display, this unit truly stands out. Perfect for first-time buyers, downsizers, or investors, and situated close to schools, parks, The Meadows ETS Transit Centre, major shopping, and easy access to Anthony Henday and Whitemud Drive. A must-see opportunity to enjoy the best of SE Edmonton living!

Built in 2004

Essential Information

MLS® #	E4462220
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	114 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

Amenities

Amenities	No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Security Door, See Remarks
Parking	2 Outdoor Stalls

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, 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	Flat Site, Golf Nearby, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
-------------	--------------------

Days on Market	5
Zoning	Zone 30
Condo Fee	\$558

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 October 20th, 2025 at 2:17pm MDT