

## \$129,900 - 119 2305 35a Avenue, Edmonton

MLS® #E4454985

**\$129,900**

1 Bedroom, 1.00 Bathroom, 588 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Meticulously maintained condo in Park Place Wild Rose! It is offering 1 bedroom, 1 bath, 1 parking stall. If you're looking for a great investment opportunity or breaking into the real estate market, then your search stops right here! A spacious entrance invites you into a good-sized kitchen, which offers plenty of white cabinets and a peninsula large island. An open-concept floor plan between the living, dining, and the kitchen. HUGE primary bedroom will definitely fit king sized furniture. 4pc main bath & laundry area. A low condo fee includes heat & water. Awesome complex, move-in ready and a great location, just minutes away from parks, trails, shopping and The Meadows Recreation Centre. This building also offers a social room that you can enjoy with friends and family!

Home-sweet-home in the Park Place Wild Rose. Check this out before it's gone!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454985  |
| Price          | \$129,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 588       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 119 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door |
| Parking   | Stall                                                                       |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                         |
| # of Stories | 4                                                                                                         |
| Stories      | 1                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | See Remarks                                                                                               |

### Exterior

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

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 28th, 2025 |
|-------------|-------------------|

Days on Market     39  
Zoning                Zone 30  
Condo Fee           \$359

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