

## \$195,000 - 336 2305 35a Avenue, Edmonton

MLS® #E4436649

**\$195,000**

2 Bedroom, 2.00 Bathroom, 881 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

WELCOME TO PARK PLACE! Located in the sought-after community of Wild Rose this 2 bedroom 2 bath condo, with all NEW FLOORING, is the perfect fit for first time buyers, investors or even those just looking to downsize. The bright open floor plan has a modern kitchen with lovely oak cabinetry and an eat up island overlooks the large living room with patio doors opening to the sunny SW facing balcony. The two bedrooms are located on opposite sides of the unit allowing for maximum privacy. The primary suite has a large walk-through closet leading to the 4 pce ensuite. The unit is completed with the essential in-suite laundry, main bathroom and a big storage room as an added bonus! The well managed building has condo fees which include heat and water and also comes with a tandem parking stall. Close to major shopping, great restaurants, Meadows Recreation Centre and easy access to all the major arteries in the City – the location is unbeatable!

Built in 2004

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4436649  |
| Price    | \$195,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 881                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 336 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Parking-Visitor |
| Parking   | Tandem                           |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 15th, 2025  
Days on Market                16  
Zoning                              Zone 30  
Condo Fee                        \$509



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