

## **\$135,000 - 117 2305 35a Avenue, Edmonton**

MLS® #E4440501

**\$135,000**

1 Bedroom, 1.00 Bathroom, 645 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

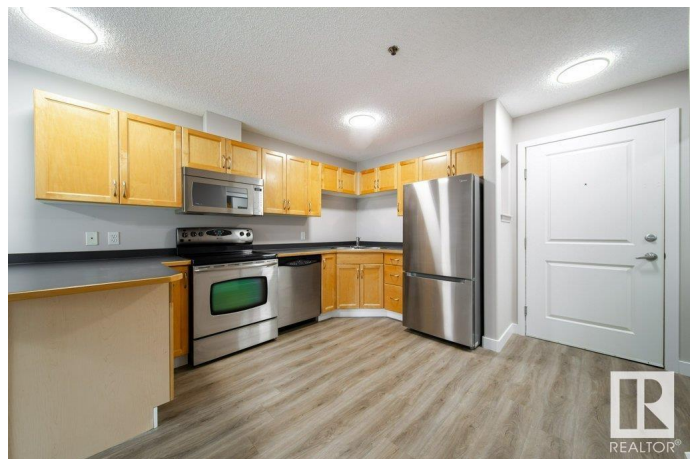
Attention 1st time home buyers & investors! Move in ready 1 bedroom suite in the heart of Wild Rose. Just steps away from walking trails, public transit, schools & amenities, this **FRESHLY PAINTED** suite is ready for you! Spaciously appointed, the open concept design makes it feel so much larger than 650 sqft! The open kitchen has stainless steel appliances, plenty of cupboards and counterspace, & eating bar. The living space is bright & sunny due to the large patio doors out to your main floor patio. Perfect for buyers with pets! **VINYL PLANK** throughout the living space makes clean up a breeze. Large primary suite is fit for a king! 4 pc bathroom w/ **INSUITE LAUNDRY**! There is a storage room within the suite, **PLUS** an extra storage cage on the 3rd floor for your seasonal items! **COVERED PARKING** keeps the snow off your car in the winter. Nothing to do but move right in! This well managed, pet friendly suite is perfect for any 1st time home buyer or an investor looking to cash flow!(Photos virtually staged)

Built in 2004

### **Essential Information**

MLS® # E4440501

Price \$135,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 645                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 117 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Party Room, Patio, Storage-In-Suite, Storage-Locker Room, Vinyl Windows |
| Parking   | Single Carport  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025  
Days on Market                39  
Zoning                              Zone 30  
Condo Fee                        \$393

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