Courtesy Of Michael H Draper Of MaxWell Progressive

$139,900 - 417 2305 35a Avenue, Edmonton

MLS® #E4458296

$139,900
1 Bedroom, 1.00 Bathroom, 639 sqft
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this bright and beautiful TOP FLOOR unit with gorgeous VAULTED CEILINGS making the unit feel large, open and airy! Recent updates in this condo include BEAUTIFUL NEW LAMINATE FLOORING THROUGHOUT, FRESH PAINT, and a NEW WASHER AND DRYER! Conveniently located in Wild Rose, with convenient access to the Whitemud and Anthony Henday Drive, just a block away from schools and a short walk to all the amenities anyone could need. Throw in a covered parking stall and in-suite laundry and you have the perfect unit for someone looking to stop renting and break into the ownership market. The best 4 words to describe this amazing condo are; Bright, Spacious, Updated and Affordable.

Built in 2004

Essential Information

MLS® #	E4458296
Price	$139,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	639
Acres	0.00
Year Built	2004

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

Community Information

Address	417 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

Amenities

Amenities	No Smoking Home, Parking-Visitor, Party Room, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Single Carport

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 18th, 2025
Zoning	Zone 30

Condo Fee $398

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Listing information last updated on September 18th, 2025 at 4:03pm MDT