

## \$139,000 - 123 2305 35a Avenue, Edmonton

MLS® #E4448847

**\$139,000**

1 Bedroom, 1.00 Bathroom, 637 sqft

Condo / Townhouse on 0.00 Acres

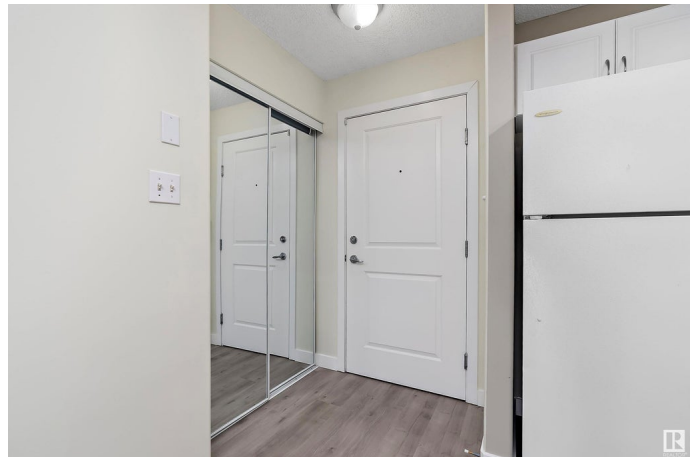
Wild Rose, Edmonton, AB

**\*SELLER IS MOTIVATED\*** Welcome to Park Place Wild Rose Perfect for First-Time Buyers, Downsizers, or Investors! This 1 bedroom, 1 bathroom condo offers low-maintenance living. Whether you're entering the market, looking to simplify, or seeking a solid investment opportunity, this main-floor unit checks all the boxes. Enjoy in-unit laundry, recently upgraded flooring and fresh paint, and ample in-unit storage. The pet-friendly building includes an outdoor parking stall for your convenience, along with plenty of visitor parking for your guests. Located on the main level, this property offers easy access with no stairs. Immediate possession available, move in and start enjoying everything well-maintained unit has to offer! This unit offers a large in-suite storage room, and access to a shared common area. Enjoy the convenience of being near the Meadows Recreation Center, with your parking stall only 6 feet from the patio entrance for easy access.

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448847  |
| Price     | \$139,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 637                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 123 2305 35a Avenue |
| Area        | Edmonton            |
| Subdivision | Wild Rose           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 1Z2             |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Parking-Visitor, Social Rooms |
| Parking   | Stall                         |

### Interior

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

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Brick, Stucco                   |
| Exterior Features | Private Setting, Schools, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Brick, Stucco                   |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 30         |
| Condo Fee      | \$395           |

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Listing information last updated on August 19th, 2025 at 8:02pm MDT