

# \$199,900 - 420 2305 35a Avenue, Edmonton

MLS® #E4454934

**\$199,900**

2 Bedroom, 2.00 Bathroom, 912 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

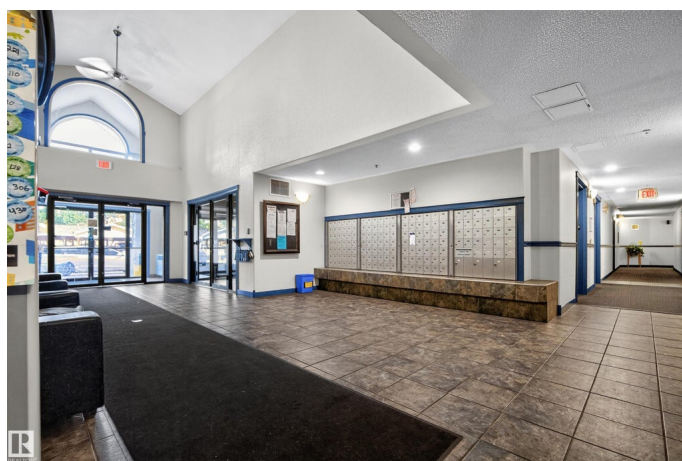
Welcome to Park Place Wild Rose â€” a top-floor condo thatâ€™s all about style, comfort, and convenience! With soaring vaulted ceilings, 2 bedrooms, 2 bathrooms, and even 2 parking stalls right by the front door, this 920 sq. ft. gem is designed to impress. Step inside and fall in love with the details: a chic stone feature wall in the kitchen, a trendy wooden slat accent wall in the main bathroom, and sleek dark wood laminate floors throughout that give this home a fresh, modern feel. The master suite comes complete with a walk-through closet and private ensuite, while the spacious second bedroom also boasts its own walk-in closet â€” perfect for guests, a roommate, or your dream home office. And the perks donâ€™t stop there â€” enjoy the convenience of in-suite laundry, a large storage room, and TWO dedicated parking stalls (so rare and so valuable!). The location is the cherry on top â€” close to schools, shopping, ravine trails, The Meadows Rec Centre, and more. Stylish. Affordable. Convenient. Ready for YOU.

Built in 2004

## Essential Information

MLS® # E4454934

Price \$199,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	420 2305 35a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Z2

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Intercom, No Smoking Home, Parking-Extra, Parking-Visitor, Security Door, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows
Parking	2 Outdoor Stalls

### 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, Stone, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby,

	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 27th, 2025
Days on Market	1
Zoning	Zone 30
Condo Fee	\$565

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Listing information last updated on August 28th, 2025 at 1:32am MDT