

# \$129,500 - 123 2305 35a Avenue, Edmonton

MLS® #E4464440

**\$129,500**

1 Bedroom, 1.00 Bathroom, 637 sqft  
Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Super Affordable! Welcome to this well-maintained 1 bedroom, 1 bathroom apartment ideally situated in a vibrant neighborhood of Wild Rose. This cozy unit is filled with natural light and features an open-concept living and dining area, perfect for relaxing or entertaining. Recently upgraded with brand new flooring, paint & bathroom vanity. The kitchen has ample of cabinets and counter space. The Primary bedroom is generously sized. In suite laundry, 4-pc bath and storage unit. Enjoy building amenities and outdoor parking stall located just across from the unit. This apartment complex is situated just steps away from shopping centers, grocery stores, restaurants, public transportation, and parks, which makes it perfectly convenient for daily living. **AMAZING LOCATION ! AMAZING PRICE!**

Built in 2004

## Essential Information

MLS® #	E4464440
Price	\$129,500
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	No Animal Home, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	See Remarks

### **Exterior**

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

### **Additional Information**

Date Listed	November 2nd, 2025
Days on Market	6

Zoning	Zone 30
Condo Fee	\$395

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