

Courtesy Of Robert M Hasek Of Real Broker

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

MLS® #E4454934

**\$199,900**

2 Bedroom, 2.00 Bathroom, 912 sqft  
Condo / Townhouse on 0.00 Acres

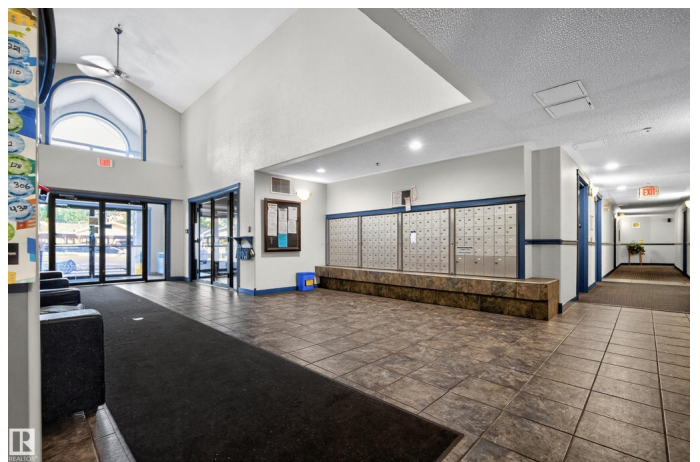
Wild Rose, Edmonton, AB

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 75  
Zoning Zone 30  
Condo Fee \$565

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Listing information last updated on November 10th, 2025 at 7:17am MST