# \$184,900 - N/A, Edmonton

MLS® #E4445792

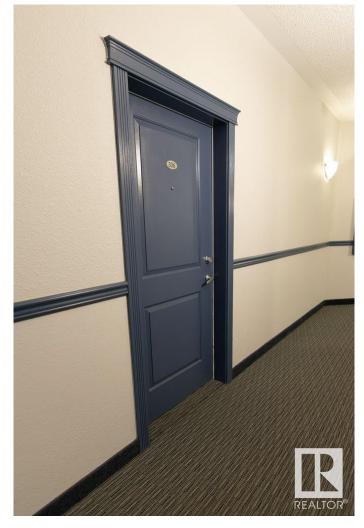
#### \$184,900

2 Bedroom, 2.00 Bathroom, 881 sqft Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

WELCOME TO PARK PLACE! Located in the sought-after community of Wild Rose this 2 bedroom 2 bath condo, with all NEW FLOORING, is the perfect fit for first time buyers, investors or even those just looking to downsize. The bright open floor plan has a modern kitchen with lovely oak cabinetry and an eat up island overlooks the large living room with patio doors opening to the sunny SW facing balcony. The two bedrooms are located on opposite sides of the unit allowing for maximum privacy. The primary suite has a large walk-through closet leading to the 4 pce ensuite. The unit is completed with the essential in-suite laundry, main bathroom and a big storage room as an added bonus! The well managed building has condo fees which include heat and water and also comes with a tandem parking stall. Close to major shopping, great restaurants, Meadows Recreation Centre and easy access to all the major arteries in the City – the location is unbeatable!





Built in 2004

#### **Essential Information**

| MLS® #   | E4445792  |
|----------|-----------|
| Price    | \$184,900 |
| Bedrooms | 2         |

| Bathrooms      | 2.00                   |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 881                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**

| Address     | N/A       |
|-------------|-----------|
| Area        | Edmonton  |
| Subdivision | Wild Rose |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6T 1Z2   |

## Amenities

| Amenities | Air Conditioner, Parking-Visitor |
|-----------|----------------------------------|
| Parking   | Tandem                           |

## 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, Stucco   |

| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, |
|-------------------|---|
|                   | Shopping Nearby   |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

### Foundation Concrete Perimeter

## **Additional Information**

| s on Market 2 |    |
|---------------|----|
| ing Zone      | 30 |
| do Fee \$509  |    |
| ing Zone      | 30 |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 6:17am MDT