

## \$187,000 - 223 3425 19 Street, Edmonton

MLS® #E4436357

**\$187,000**

2 Bedroom, 2.00 Bathroom, 826 sqft

Condo / Townhouse on 0.00 Acres

Wild Rose, Edmonton, AB

Attention all investors and first-time home buyers! SPACIOUS 2-bedroom, 2-bathroom condo offers a comfortable and versatile living space of 825 SQFT. Nestled in the well-established community of WILD ROSE, this unit provides the perfect blend of convenience and comfort. Enjoy EASY ACCESS to ALL AMENITIES, including nearby HIGHWAY ACCESS, MEADOW REC-CENTER, TRANSIT OPTIONS, and just a SHORT WALK FROM 17TH STREET PLAZA, making DAILY ERRANDS and commutes a breeze. The condo features a TITLED PARKING STALL, IN-SUITE LAUNDRY, A SPACIOUS WALK-IN CLOSET, and GENEROUSLY sized bedrooms, providing both practicality and comfort. Don't miss this fantastic opportunity to own in a sought-after area—ideal for investors or those looking to get their first foothold in the property market. This home truly has it all, offering a welcoming space for your lifestyle and future plans.

Built in 2005

### Essential Information

MLS® # E4436357

Price \$187,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 826                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 223 3425 19 Street |
| Area        | Edmonton           |
| Subdivision | Wild Rose          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 2B5            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Sprinkler System-Fire |
| Parking   | Stall  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, See Remarks   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation Concrete Perimeter

### Additional Information

Date Listed May 14th, 2025

Days on Market 34

Zoning Zone 30

Condo Fee \$453



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