

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

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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 33

Zoning Zone 30

Condo Fee \$453



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