

## \$459,000 - 11961 35 Avenue, Edmonton

MLS® #E4448587

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,534 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

NO CONDO FEES! CORNER LOT! ROOF TOP PATIO! This stylish 1500+ sqft. home in Desrochers offers an \*open-concept design with luxury vinyl plank flooring, large windows, and a stunning open-to-below foyer. Into the kitchen and dining space, where you'll find sleek quartz countertops, Luxury Vinyl Plank, lots of cabinets, a pantry, and an island. The rear mudroom offers access to your double attached garage and an extra half bath for added convenience. Upstairs, There are total 3 Bedrooms, primary suite boasts a walk-in closet, private ensuite, and rooftop patio access! Two more bedrooms, upper-floor laundry, and a full bath complete this level. Corner lot with a huge side yardâ€”perfect for outdoor fun! Bus stop at the front for easy commuting. Close to parks, schools, shopping & trailsâ€”Walmart & LRT coming soon!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448587  |
| Price          | \$459,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,534     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2022                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11961 35 Avenue |
| Area        | Edmonton        |
| Subdivision | Desrochers Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 4V3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Corner Lot, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 18th, 2025 |
|-------------|-----------------|

Days on Market     34  
Zoning                Zone 55  
HOA Fees            175  
HOA Fees Freq.    Annually

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