

## \$479,000 - 11961 35 Avenue, Edmonton

MLS® #E4440752

**\$479,000**

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, the 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® #	E4440752
Price	\$479,000
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	June 5th, 2025
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Days on Market 3  
Zoning Zone 55  
HOA Fees 175  
HOA Fees Freq. Annually

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