

\$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 |
|-------------|----------------|

| | |
|----------------|----------|
| Days on Market | 11 |
| Zoning | Zone 55 |
| HOA Fees | 175 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 16th, 2025 at 4:47am MDT