

Courtesy Of Calvin R Hexter Of Exp Realty

## **\$434,900 - 11945 35 Avenue, Edmonton**

MLS® #E4445503

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,422 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

MODERN DESIGN IN A GROWING SOUTHWEST COMMUNITY! Welcome to this STYLISH 3 BED, 2.5 BATH TOWNHOME in DESROCHERS, offering over 1,300 SQFT of WELL-DESIGNED living space and a rare DOUBLE ATTACHED GARAGE. Step inside to a BRIGHT, OPEN-CONCEPT layout featuring LUXURY LAMINATE FLOORING, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and LED LIGHTING THROUGHOUT. The SPACIOUS living area is filled with NATURAL LIGHT from WIDE WINDOWS, while the kitchen offers AMPLE STORAGE and flows seamlessly into the dining space. Upstairs, the PRIMARY SUITE IMPRESSES with a WALK-IN CLOSET, 4PC ENSUITE, and PRIVATE BALCONY ACCESS. Two additional bedrooms, a 4PC BATH, and UPSTAIRS LAUNDRY complete the second floor. Enjoy UNIQUE DUAL STAIRCASES that lead to the balcony from BOTH the kitchen and bedroom wings. Situated across from a NEW HIGH SCHOOL, and walking distance to PARKS, SHOPS, and PLAYGROUNDS with QUICK ACCESS to ANTHONY HENDAY, YEG AIRPORT, REC CENTRE, and more. A MOVE-IN READY GEM in a FAMILY-FRIENDLY neighborhood!

Built in 2021

### **Essential Information**



|                |                      |
|----------------|----------------------|
| MLS® #         | E4445503             |
| Price          | \$434,900            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,422                |
| Acres          | 0.00                 |
| Year Built     | 2021                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11945 35 Avenue |
| Area        | Edmonton        |
| Subdivision | Desrochers Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 4V3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Paved Lane, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 55        |

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Listing information last updated on July 19th, 2025 at 6:32pm MDT