

## **\$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	10
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 3:47pm MDT