Courtesy Of Satvir Nagpal Of Royal LePage METRO

$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	15
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on August 1st, 2025 at 11:47pm MDT