

# \$439,900 - 11959 35 Avenue, Edmonton

MLS® #E4454180

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,482 sqft  
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

No condo fees, a spacious double garage, and a huge rooftop patio define this versatile home. The main floor enjoys a generous 9-foot ceiling, creating an open and airy living space. The modern kitchen seamlessly connects to the dining and living areas, while a cozy front porch adds charm and curb appeal. With three bedrooms, there's plenty of room for family, guests, or a home office. A massive rooftop patio is ideal for summer BBQs, lounging, or enjoying evening sunsets. Downstairs, the partly finished basement offers flexible space for a home gym, rec room, or future development to suit your needs. A smart, value-driven layout combines practicality with comfort, making this property an excellent choice for buyers seeking modern convenience and low maintenance."

Built in 2022

## Essential Information

MLS® #	E4454180
Price	\$439,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.00



Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	11959 35 Avenue
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4V3

### **Amenities**

Amenities	Ceiling 9 ft.
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Thomas Aquinas
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Middle Dr. Anne Anderson High Sch  
High St. Thomas Aquinas

### **Additional Information**

Date Listed August 21st, 2025

Days on Market 2

Zoning Zone 55

HOA Fees 220

HOA Fees Freq. Annually

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