

## \$653,000 - 11979 34 Avenue, Edmonton

MLS® #E4460865

**\$653,000**

4 Bedroom, 3.00 Bathroom, 1,858 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the Sweet Southside - Desrochers Dream Home Step inside this custom-built 2021 beauty that truly has it all - 4 bedrooms, 3 baths, and a floor plan that just flows. You'll love the main floor bedroom with a full bath - perfect for guests, parents, or that ideal home office setup. The kitchen is a chef's dream featuring upgraded appliances, sleek finishes, and tons of prep space. Flooded with natural sunlight through massive windows, the main living area feels bright, open, and elevated. Head upstairs and you'll find a huge bonus room that's perfect for movie nights or family time, along with 3 spacious bedrooms and a beautiful 4-piece bath. The primary suite is pure retreat ..complete with his & her sinks, a large walk-in closet, and a spa-like ensuite. And there's even income potential - the professionally built side entrance gives you a head start for a future basement suite. Living in Desrochers means having it all at your fingertips - great schools, ETS transit, parks, walking trails

Built in 2021

### Essential Information

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Price \$653,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,858                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11979 34 Avenue |
| Area        | Edmonton        |
| Subdivision | Desrochers Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 4Y2         |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Tankless |
| Parking   | Double Garage Attached                                                                |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | St. Thomas Aquinas     |
| High       | Dr. Anne Anderson High |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 55           |
| HOA Fees       | 150               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 14th, 2025 at 9:32am MDT