

# \$429,900 - 11933 35 Avenue, Edmonton

MLS® #E4439531

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,451 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

**\*\*NO CONDO FEE\*\*SOUTH\***Experience the warmth and spaciousness of this exceptional 1450 sq. ft., two-storey end unit, thoughtfully designed with three generously sized bedrooms and a double attached garage. The inviting open-concept main floor seamlessly connects the front living room, elegant dining area, and a beautifully appointed kitchen featuring quartz countertops and a stylish sit-up center islandâ€”perfect for gatherings and everyday living. Upstairs, youâ€™™ll find a serene primary bedroom complete with a walk-in closet and a private ensuite, offering a peaceful retreat. A highlight of this home is the expansive second-storey deck, accessible from two locations, providing a perfect space to unwind or entertain under the open sky. Convenient upper-level laundry adds to the home's functionality, while the spacious unfinished basement presents endless possibilities for customization to suit your unique needs. This residence blends comfort, style, and potential a place where memories are waiting to be made.

Built in 2020

## Essential Information

MLS® # E4439531

Price \$429,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	11933 35 Avenue
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4N3

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached, Rear Drive Access

### Interior

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

### Exterior

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

**Additional Information**

Date Listed            May 30th, 2025  
Days on Market      17  
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 June 16th, 2025 at 3:17pm MDT