

# \$429,900 - 11959 35 Avenue, Edmonton

MLS® #E4454180

**\$429,900**

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 – 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          | \$429,900 |
| 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 |
|------------|--------------------|

Middle

Dr. Anne Anderson High Sch

High

St. Thomas Aquinas

Additional Information

Date Listed

August 21st, 2025

Days on Market

28

Zoning

Zone 55

HOA Fees

220

HOA Fees Freq.

Annually

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