

\$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 – 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

6

Zoning

Zone 55

HOA Fees

220

HOA Fees Freq.

Annually

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