# \$389,000 - 81 11910 35 Avenue, Edmonton

MLS® #E4423394

### \$389,000

4 Bedroom, 2.50 Bathroom, 1,560 sqft Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Comfort and convenience come together in this spacious 4-bedroom, 2.5-bathroom townhouse at The Enclave at Desrochers. Perfectly located in one of Southwest Edmonton's most desirable communities, this home offers modern living with ample space for families, professionals, or anyone seeking room to grow. This well-kept home features a bright interior, with an open-concept main floor, a functional kitchen with ample cabinetry and counter space, and a comfortable living area perfect for entertaining. Upstairs, you'II find generously sized bedrooms, including a primary suite with an ensuite bath. With attached garage parking, convenient upper-floor laundry, and proximity to schools, parks, shopping, and major roadways, this home truly has it all. Enjoy the charm of a clean, move-in-ready home with all the benefits of life in vibrant Desrochers.

Built in 2022

#### **Essential Information**

MLS® # E4423394 Price \$389,000

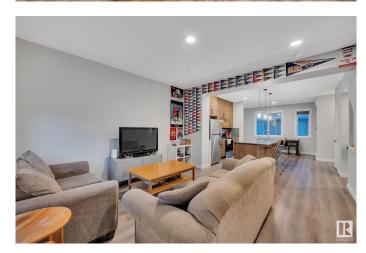
Bedrooms 4

Bathrooms 2.50

Full Baths 2







Half Baths 1

Square Footage 1,560 Acres 0.00 Year Built 2022

Type Condo / Townhouse

Sub-Type Townhouse
Style 3 Storey
Status Active

# **Community Information**

Address 81 11910 35 Avenue

Area Edmonton

Subdivision Heritage Valley Town Centre Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4Z8

## **Amenities**

Amenities On Street Parking, Deck, Front Porch, Parking-Extra, Parking-Visitor,

Storage-In-Suite

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stacked Washer/Dryer, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Picnic Area, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed February 28th, 2025

Days on Market 67

Zoning Zone 55

Condo Fee \$242

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 May 6th, 2025 at 2:47pm MDT