

\$399,989 - 72 11910 35 Avenue, Edmonton

MLS® #E4466250

\$399,989

4 Bedroom, 2.50 Bathroom, 1,556 sqft
Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,
AB

First time home buyers!! Welcome to Desrochers! This meticulously Maintained 3-storey townhome offers 3 bedrooms, 2.5 bathrooms, a double attached garage, and a fully fenced yard for privacy and peace of mind. Step inside to 9 ft ceilings that create a bright, open feel, complemented by quartz countertops, upgraded finishes, and stylish railings throughout. The modern kitchen flows effortlessly into the dining area with direct access to a spacious balcony—perfect for morning coffee, summer BBQs, or simply unwinding after a long day. Upstairs, the primary suite features a sunlit ensuite and a generous walk-in closet. You™ll also appreciate the second-floor laundry, a convenient linen closet, and the versatile flex room on the main level—ideal for a home office, workout space, or guest area. Enjoy truly maintenance-free living. Located just steps from Dr. Anne Anderson High School, the Community Centre, parks, trails, and everyday amenities, this home delivers comfort, convenience, and modern

Built in 2023

Essential Information

MLS® #	E4466250
Price	\$399,989



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	72 11910 35 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4Z8

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Parking-Extra, Parking-Visitor, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 19th, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$262

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