

Courtesy Of Amy Long Of Real Broker

## \$459,900 - 12015 35 Avenue, Edmonton

MLS® #E4458312

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

This can be a great starter home or a fully-furnished rental property (all furniture can be included)! Short distance to airport, in a safe & desirable area. Walking distance to schools, parks, shopping, restaurants, public transit & more! BuiltGreen by JAYMAN HOMES that offers amazing energy efficient features: SOLAR PANELS, UV light air purification system, triple pane windows, smart home, tankless hot water, high efficiency furnace & HRV. This modern home is stylish yet practical offering 3 beds, 2.5 baths, second floor laundry, double garage & fully fenced yard. The interior is bright w/ an open concept main floor & is barely lived in. L-shaped kitchen offers a view into the yard, lots of counter space, s/s appliances, island w/ extra drawers & pantry. Upstairs, you'll find a large primary w/ walk-in closet & ensuite, 2 additional bedrooms, full bath & laundry. Other features: low-maintenance waterproof laminate floors, quartz countertops, sleek/contemporary shades & A/C. Still under warranty.

Built in 2023

### Essential Information

MLS® # E4458312

Price \$459,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,265                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12015 35 Avenue |
| Area        | Edmonton        |
| Subdivision | Desrochers Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 5E9         |

### **Amenities**

|           |                                                                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System, Solar Equipment |
| Parking   | Double Garage Detached                                                                                                                                                  |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### **Exterior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 47                   |
| Zoning         | Zone 55              |
| HOA Fees       | 174                  |
| HOA Fees Freq. | Annually             |

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 November 4th, 2025 at 8:32pm MST