

Courtesy Of Kamran Amjad Of MaxWell Progressive

\$699,999 - 11988 34 Avenue, Edmonton

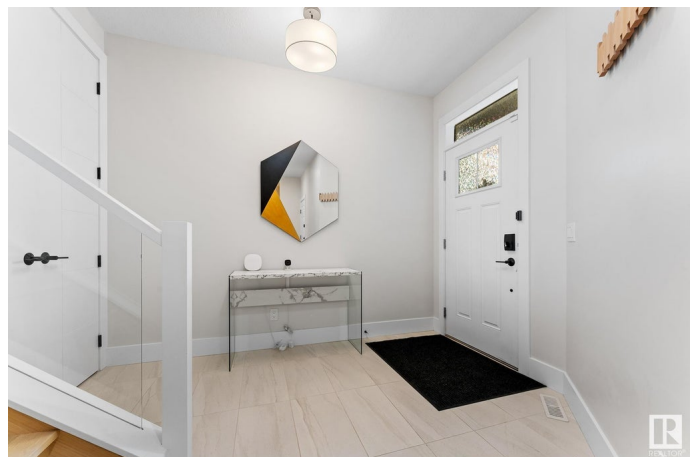
MLS® #E4421151

\$699,999

3 Bedroom, 2.50 Bathroom, 2,293 sqft
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to this STUNNING 4-level split home on a FULL-SIZE lot in the family-friendly community of Desrochers. Packed with LUXURIOUS upgrades, this home backs onto GREEN SPACE and is close to schools, shopping, and amenities. The main level features BEAUTIFUL hardwood flooring and an inviting living room with an electric fireplace against a FULLY TILED wall. The kitchen is a CHEF™'S DREAM, boasting UPGRADED cabinets to the ceiling, QUARTZ countertops with a striking WATERFALL island, a BUILT-IN gas cooktop, double KitchenAid fridge, wall oven, microwave, and beverage cooler. Upstairs, the SPACIOUS primary suite offers HEATED FLOORS in the ensuite, dual sinks, a TOWEL WARMER, a Kohler SMART toilet, and a GLASS TILE shower. A level up brings you to two additional bedrooms, a BONUS room, convenient UPSTAIRS LAUNDRY, and another 5-piece bathroom. This home includes Hunter Douglas electric blinds, SIX solar panels, and a double car garage with EPOXY flooring and a drain. A perfect blend of STYLE and LUXURY!



Built in 2021

Essential Information

MLS® #	E4421151
Price	\$699,999

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,293
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11988 34 Avenue
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4Y2

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System, Solar Equipment
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Duggan School
Middle	D.S. MacKenzie School
High	Dr. Anne Anderson School

Additional Information

Date Listed	February 11th, 2025
Days on Market	31
Zoning	Zone 55
HOA Fees Freq.	Annually

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Listing information last updated on March 14th, 2025 at 9:32am MDT