

Courtesy Of Christina A Reid Of Century 21 Leading

## **\$448,500 - 70 11910 35 Avenue, Edmonton**

MLS® #E4427052

**\$448,500**

3 Bedroom, 2.50 Bathroom, 1,548 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

Welcome to this stunning townhome in the desirable Desrochers area, designed for modern living and comfort. Featuring a Navien tankless hot water heater and a high-velocity heating system, this home offers energy efficiency and convenience. The main floor boasts 9' ceilings, pendant lighting over the island, and LED disk lights throughout, creating a bright, open atmosphere. Enjoy the ease of smart home technology, including a Google Home Mini, smart thermostat, and Skybell video doorbell. The kitchen features sleek quartz countertops and under-mount sinks, with triple-pane windows allowing plenty of natural light. The private fenced yard is perfect for outdoor relaxation, while the private balcony and courtyard view offer peaceful retreat options. The home is fully landscaped, with an east-facing front exposure that welcomes the morning sun. Additional features include keyless front door entry and a convenient smart home setup. Don't miss out on this beautiful townhome in a fantastic location!



Built in 2023

### **Essential Information**

MLS® # E4427052

Price \$448,500

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,548             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 70 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., Deck, Detectors Smoke, Hot Water Tankless, Parking-Visitor, Smart/Program. Thermostat |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |               |
|----------|---------------|
| Exterior | Prefab, Vinyl |
|----------|---------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Prefab, Vinyl  |
| Foundation        | Slab   |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | DUGGAN K-6         |
| Middle     | D.S. MACKENZIE 7-9 |
| High       | DR. ANNE ANDERSON  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 55          |
| HOA Fees Freq. | Monthly          |
| Condo Fee      | \$266            |

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Listing information last updated on May 2nd, 2025 at 12:17pm MDT