

\$689,900 - 11977 35 Avenue, Edmonton

MLS® #E4421001

\$689,900

3 Bedroom, 2.50 Bathroom, 1,557 sqft
Single Family on 0.00 Acres

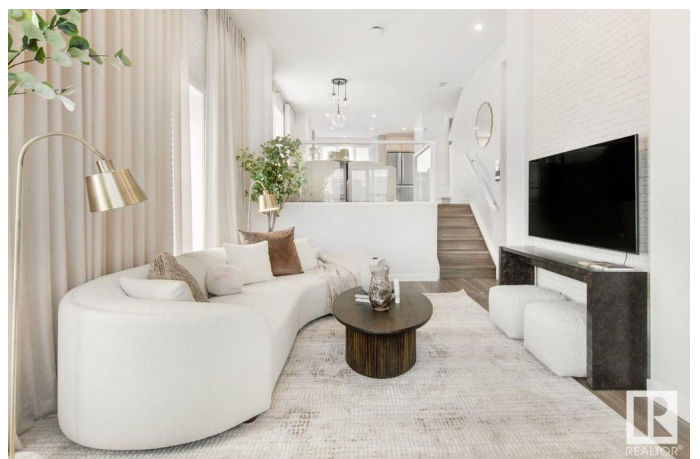
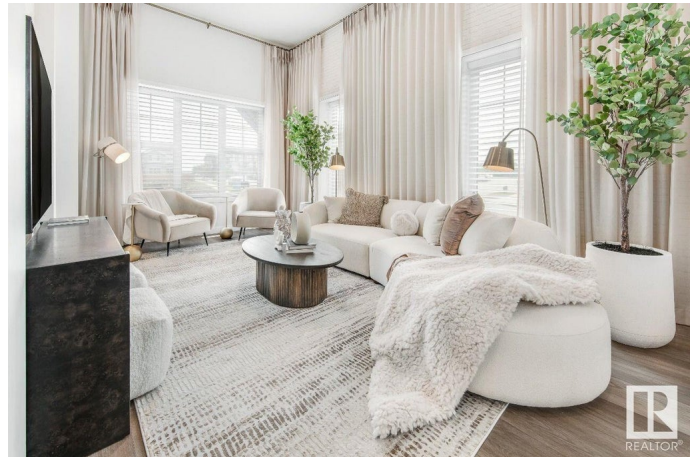
Desrochers Area, Edmonton, AB

Jayman BUILT is now offering this exquisite former show home - The Sonata - for sale! This amazing showhome has NET ZERO Certification includes 30+ solar panels; Jayman's proprietary Wall System with complete Net Zero building envelope & triple pane windows with Argon fill; Air Source Electric Heat pump heating & cooling mechanical system with electric back up; Merv 15 air filter. The benefits to you include \$1622 energy cost savings in the first year potentially increasing up to 10% per year as energy costs rise. 10.84 metric tonnes of greenhouse gasses saved per year. 100% more energy efficient than minimum building code in Alberta. Produce as much as you consume. 100% electric powered home. All this added to one of our most unique floor plans & this will be a home you can be proud of! Three bedrooms; 2.5 bathrooms; unique split main floor design - don't wait to view this amazing home.

Built in 2023

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4421001 |
| Price | \$689,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,557 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11977 35 Avenue |
| Area | Edmonton |
| Subdivision | Desrochers Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3L9 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., See Remarks, Solar Equipment |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

Elementary St. Thomas Aquinas
High Dr. Anne Anderson

Additional Information

Date Listed February 10th, 2025
Days on Market 57
Zoning Zone 55
HOA Fees 200
HOA Fees Freq. Annually

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Listing information last updated on April 8th, 2025 at 5:32pm MDT