

## \$389,000 - 81 11910 35 Avenue, Edmonton

MLS® #E4423394

### \$389,000

4 Bedroom, 2.50 Bathroom, 1,560 sqft  
Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

Comfort and convenience come together in this spacious 4-bedroom, 2.5-bathroom townhouse at The Enclave at Desrochers. Perfectly located in one of Southwest Edmonton's most desirable communities, this home offers modern living with ample space for families, professionals, or anyone seeking room to grow. This well-kept home features a bright interior, with an open-concept main floor, a functional kitchen with ample cabinetry and counter space, and a comfortable living area perfect for entertaining. Upstairs, you'll find generously sized bedrooms, including a primary suite with an ensuite bath. With attached garage parking, convenient upper-floor laundry, and proximity to schools, parks, shopping, and major roadways, this home truly has it all. Enjoy the charm of a clean, move-in-ready home with all the benefits of life in vibrant Desrochers.

Built in 2022

### Essential Information

MLS® #	E4423394
Price	\$389,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,560
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	81 11910 35 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4Z8

### **Amenities**

Amenities	On Street Parking, Deck, Front Porch, Parking-Extra, Parking-Visitor, Storage-In-Suite
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 28th, 2025
Days on Market	43
Zoning	Zone 55
Condo Fee	\$242

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 April 12th, 2025 at 6:47pm MDT