

# \$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 | 50                  |
| 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 19th, 2025 at 9:02am MDT