

# \$689,900 - 11977 35 Avenue, Edmonton

MLS® #E4421001

**\$689,900**

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

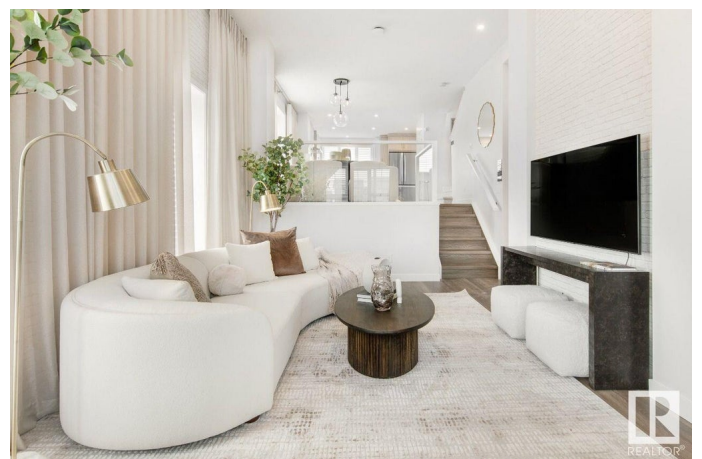
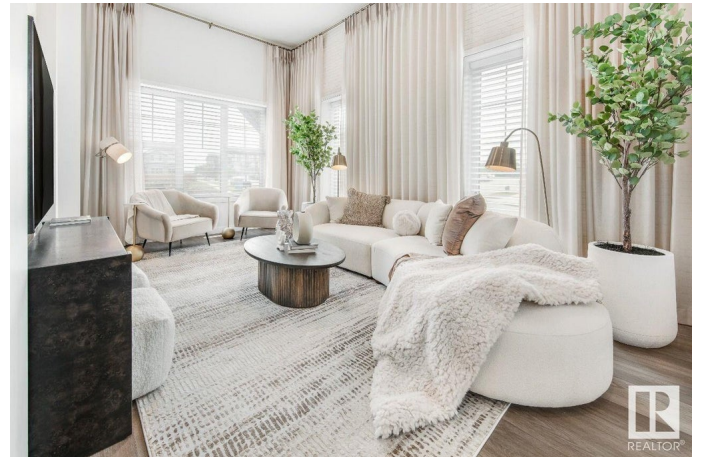
Desrochers Area, Edmonton, AB

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 54  
Zoning Zone 55  
HOA Fees 200  
HOA Fees Freq. Annually

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 5th, 2025 at 3:02am MDT