

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. Donâ€™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
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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	29
Zoning	Zone 55
HOA Fees Freq.	Monthly
Condo Fee	\$266

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Listing information last updated on April 19th, 2025 at 11:02am MDT