

Courtesy Of Jeff Jackson and Madeline Sarafinchan Of Bode

\$539,900 - 11981 35 Avenue Sw, Edmonton

MLS® #E4367759

\$539,900

3 Bedroom, 3.00 Bathroom, 1,700 sqft
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the Opus 18 by Jayman, a 3-bed, 2.5-bath haven of modern luxury. The grand foyer sets the tone, showcasing the open-to-below staircase. A versatile main floor den offers a private retreat or home office. The kitchen boasts stainless steel appliances, a spacious quartz island, and seamless flow into the dining and living areas. Ascend to the second floor, where a generous bonus room awaits, perfect for entertainment or relaxation. Two well-designed bedrooms provide comfort, while the primary suite offers a spacious walk-in closet and a lavish ensuite with modern fixtures. Opus 18 is a thoughtfully crafted residence, where every detail enhances daily living. With its open-concept design, abundant natural light, and the perfect blend of style and functionality, this home is a contemporary masterpiece. Other Features include solar panels, triple pane windows, tankless hot water, HRV, a high efficiency furnace, and a deck!

Built in 2023

Essential Information

MLS® #	E4367759
Price	\$539,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey

Community Information

Address	11981 35 Avenue Sw
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	No Animal Home, No Smoking Home
Features	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad Cement or Paved

Interior

Interior	Carpet, Laminate Flooring, Non-Ceramic Tile
Interior Features	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Construction	Wood Frame

Additional Information

Date Listed	December 13th, 2023
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Listing information last updated on October 31st, 2024 at 5:01pm MDT