

Courtesy Of Amy Long Of Real Broker

\$469,900 - 12015 35 Avenue, Edmonton

MLS® #E4458312

\$469,900

3 Bedroom, 2.50 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

This can be a great starter home or a turn-key fully-furnished rental property (all furniture negotiable)! Short distance to airport, in a safe & desirable area. Walking distance to schools, parks, shopping, restaurants, public transit & more! BuiltGreen by Jayman that offers amazing energy efficient features: SOLAR PANELS, UV light air purification system, triple pane windows, smart home, tankless hot water, high efficiency furnace & HRV. This modern home is stylish yet practical offering 3 beds, 2.5 baths, second floor laundry, double garage & fully fenced yard. The interior is bright w/ an open concept main floor & is barely lived in. L-shaped kitchen offers a view into the yard, lots of counter space, s/s appliances, island w/ extra drawers & pantry. Upstairs, you'll find a large primary w/ walk-in closet & ensuite, 2 additional bedrooms, full bath & laundry. Other features: low-maintenance waterproof laminate floors, quartz countertops, sleek/contemporary shades & A/C. Still under warranty.

Built in 2023

Essential Information

MLS® # E4458312

Price \$469,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,265
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12015 35 Avenue
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5E9

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System, Solar Equipment
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 18th, 2025
Zoning	Zone 55
HOA Fees	174
HOA Fees Freq.	Annually

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Listing information last updated on September 18th, 2025 at 4:03pm MDT