

\$679,900 - 11977 35 Avenue, Edmonton

MLS® #E4432448

\$679,900

3 Bedroom, 2.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

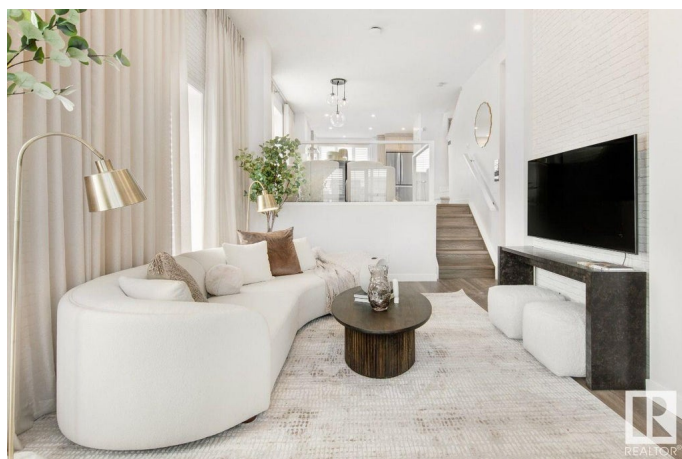
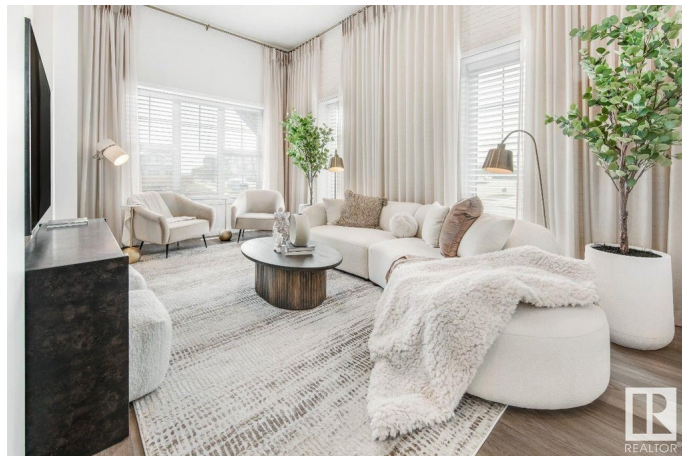
Desrochers Area, Edmonton, AB

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® # | E4432448 |
| Price | \$679,900 |
| 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 | April 24th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 55 |
| HOA Fees | 200 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 30th, 2025 at 10:02am MDT