

# \$653,000 - 11979 34 Avenue, Edmonton

MLS® #E4460865

**\$653,000**

4 Bedroom, 3.00 Bathroom, 1,858 sqft  
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the Sweet Southside - Desrochers Dream Home Step inside this custom-built 2021 beauty that truly has it all - 4 bedrooms, 3 baths, and a floor plan that just flows. You'll love the main floor bedroom with a full bath - perfect for guests, parents, or that ideal home office setup. The kitchen is a chef's dream featuring upgraded appliances, sleek finishes, and tons of prep space. Flooded with natural sunlight through massive windows, the main living area feels bright, open, and elevated. Head upstairs and you'll find a huge bonus room that's perfect for movie nights or family time, along with 3 spacious bedrooms and a beautiful 4-piece bath. The primary suite is pure retreat ..complete with his & her sinks, a large walk-in closet, and a spa-like ensuite. And there's even income potential - the professionally built side entrance gives you a head start for a future basement suite. Living in Desrochers means having it all at your fingertips - great schools, ETS transit, parks, walking trails

Built in 2021

## Essential Information

MLS® #	E4460865
Price	\$653,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,858
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11979 34 Avenue
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4Y2

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Tankless
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary St. Thomas Aquinas  
High Dr. Anne Anderson High

### **Additional Information**

Date Listed October 4th, 2025  
Days on Market 1  
Zoning Zone 55  
HOA Fees 150  
HOA Fees Freq. Annually

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Listing information last updated on October 5th, 2025 at 6:32pm MDT