

## \$639,900 - 11977 35 Avenue, Edmonton

MLS® #E4449084

**\$639,900**

3 Bedroom, 2.50 Bathroom, 1,557 sqft  
Single Family on 0.00 Acres

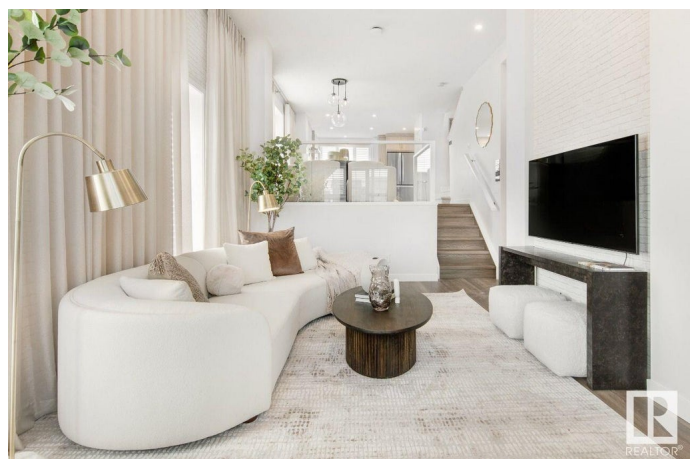
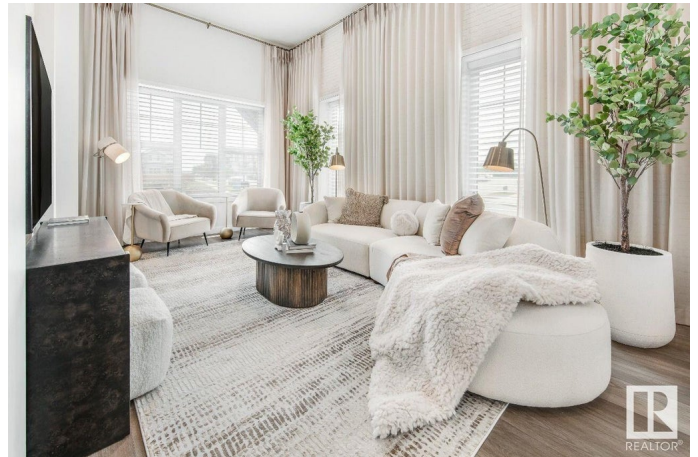
Desrochers Area, Edmonton, AB

Jayman BUILT is now offering this exquisite former show home - The Sonata. 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® #    | E4449084  |
| Price     | \$639,900 |
| 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    | July 22nd, 2025 |
| Days on Market | 58              |
| Zoning         | Zone 55         |
| HOA Fees       | 200             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 18th, 2025 at 7:47am MDT