

## \$679,900 - 11977 35 Avenue, Edmonton

MLS® #E4421001

**\$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® #	E4421001
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	February 10th, 2025
Days on Market	68
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 9:47am MDT