

## \$390,000 - 20 11910 35 Avenue, Edmonton

MLS® #E4434115

**\$390,000**

4 Bedroom, 2.50 Bathroom, 1,560 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Welcome to The Enclave, Landmark Homesâ€™™ latest townhome community in Desrochers. This thoughtfully designed 3-storey townhome features 3 bedrooms, 2.5 bathrooms, a double attached garage, and a fully fenced west-facing yard. Step inside to 9-foot ceilings that create an open, airy atmosphere, complemented by quartz countertops and stylish railings throughout. The modern kitchen flows seamlessly into the eat-in dining area with direct access to a balconyâ€™”perfect for entertaining or relaxing. Upstairs, the primary suite offers a sunlit ensuite and a generous walk-in closet. Additional highlights include second-floor laundry, a linen closet, and a versatile flex room on the main level, ideal for a home office or gym. Enjoy maintenance-free living with landscaping and snow removal included. Conveniently located just steps from Dr. Anne Anderson Public High School and the Community Centre, this home is perfectly positioned for modern family living.

Built in 2022

### Essential Information

MLS® # E4434115

Price \$390,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	20 11910 35 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4Z8

### Amenities

Amenities	On Street Parking, Front Porch, Parking-Visitor, Storage-In-Suite
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$242



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 May 4th, 2025 at 8:02pm MDT