

Courtesy Of Jeff Jackson and Madeline Sarafinchan Of Bode

# \$539,900 - 11981 35 Avenue Sw, Edmonton

MLS® #E4367759

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,700 sqft  
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the Opus 18 by Jayman, a 3-bed, 2.5-bath haven of modern luxury. The grand foyer sets the tone, showcasing the open-to-below staircase. A versatile main floor den offers a private retreat or home office. The kitchen boasts stainless steel appliances, a spacious quartz island, and seamless flow into the dining and living areas. Ascend to the second floor, where a generous bonus room awaits, perfect for entertainment or relaxation. Two well-designed bedrooms provide comfort, while the primary suite offers a spacious walk-in closet and a lavish ensuite with modern fixtures. Opus 18 is a thoughtfully crafted residence, where every detail enhances daily living. With its open-concept design, abundant natural light, and the perfect blend of style and functionality, this home is a contemporary masterpiece. Other Features include solar panels, triple pane windows, tankless hot water, HRV, a high efficiency furnace, and a deck!

Built in 2023

## Essential Information

MLS® #	E4367759
Price	\$539,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey

### **Community Information**

Address	11981 35 Avenue Sw
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Features	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad Cement or Paved

### **Interior**

Interior	Carpet, Laminate Flooring, Non-Ceramic Tile
Interior Features	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Construction	Wood Frame

### **Additional Information**

Date Listed	December 13th, 2023
-------------	---------------------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 October 31st, 2024 at 5:46pm MDT