

## \$727,752 - 12016 34 Avenue, Edmonton

MLS® #E4446861

**\$727,752**

4 Bedroom, 3.00 Bathroom, 2,059 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

PARK BACKING !!! Welcome to the "Chelsea" built by the award-winning builder Pacesetter homes located in the heart of the Desrochers and backing the Park. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room ( with open to above ceilings) , kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a main floor bedroom and a 4 piece bathroom. Upstairs is the primary bedroom retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized central bonus room. Close to all amenities and easy access to the Henday and the white mud trail. \*\*\* This home is under construction and the photos used are from a previous similar home, the colors and finishings may vary ,complete by February 2026\*\*\*

Built in 2025

### Essential Information

MLS® # E4446861

Price \$727,752



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,059                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12016 34 Avenue |
| Area        | Edmonton        |
| Subdivision | Desrochers Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 4Y2         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### **Exterior**

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                      |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                24

Zoning                            Zone 55

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Listing information last updated on August 2nd, 2025 at 2:47am MDT