# \$614,301 - 12119 34 Avenue, Edmonton

MLS® #E4443876

# \$614,301

3 Bedroom, 2.50 Bathroom, 1,582 sqft Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the "Sampson" built by the award-winning builder Pacesetter homes and is located in the heart of Desrochers and just steps to the neighborhood park and schools. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, 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 2 piece powder room. Upstairs is the master's 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 bonus room. Close to all amenities and easy access to the Henday. \*\*\*Home is under construction the photos shown are of the show home colors and finishings will vary, home will be complete by the end of February 2026 \*\*\*

Built in 2025

### **Essential Information**

MLS® # E4443876 Price \$614,301

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,582 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 12119 34 Avenue

Area Edmonton

Subdivision Desrochers Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5E9

# **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 Environmental Reserve, Golf Nearby, Park/Reserve, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby, View Lake, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 23rd, 2025

Days on Market 115

Zoning Zone 55

HOA Fees 25

HOA Fees Freq. Annually

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Listing information last updated on October 15th, 2025 at 10:02pm MDT