

\$494,999 - 10935 34a Avenue, Edmonton

MLS® #E4428657

\$494,999

3 Bedroom, 2.50 Bathroom, 1,323 sqft

Single Family on 0.00 Acres

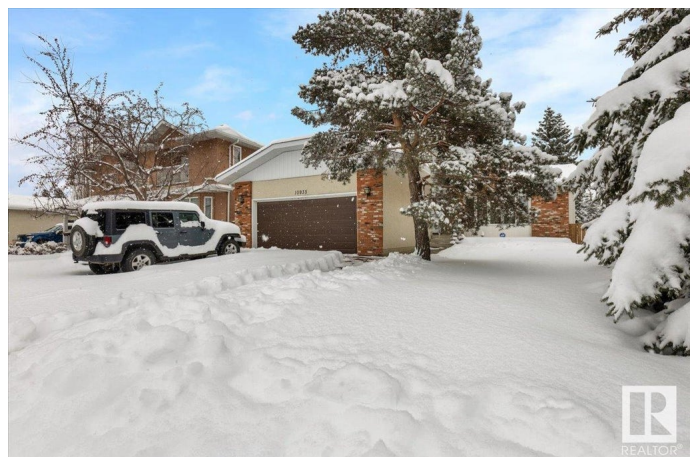
Duggan, Edmonton, AB

Discover this charming 1,323 sqft bungalow in Duggan, nestled on a quiet street with a sunny south-facing backyard. Sitting on a generous 612.803 m² lot, this RS-zoned home offers future development potential. Recent upgrades include main floor bathroom renovated last year, windows replaced eight years ago, and a hot water tank from 2022. Enjoy year-round comfort with A/C and a double oversized garage. Includes a rear entrance going to the finished basement, which is an entertainer's dream, featuring a sauna, wet bar with a bar dishwasher and fridge. Surrounded by many schools and parks and a 10-minute walk to the Century Park LRT. Step outside to a peaceful walking trail behind the home and a quiet park just across the street. An amazing investment or ready to call your new home!

Built in 1974

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428657 |
| Price | \$494,999 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,323 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10935 34a Avenue |
| Area | Edmonton |
| Subdivision | Duggan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 2T9 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Bar, Sauna; Swirlpool; Steam, Wet Bar, Workshop |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks, Refrigerators-Two, Dishwasher-Two, Wet Bar |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 2nd, 2025

Days on Market 18

Zoning Zone 16

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Listing information last updated on April 20th, 2025 at 4:47pm MDT