# \$499,900 - 10503 35 Avenue, Edmonton

MLS® #E4439202

### \$499,900

4 Bedroom, 2.00 Bathroom, 1,138 sqft Single Family on 0.00 Acres

Duggan, Edmonton, AB

Fantastic family home in the highly sought after, established community of Duggan! This well kept 4 bedroom home offers plenty of space for a growing family. The main floor features a bright living room, kitchen with oak cabinets & STAINLESS STEEL appliances, dining area, 2 bedrooms, and a 4 piece bath. The fully finished basement boasts large windows throughout, 2 add'l bedrooms, a 3 piece bath, and a spacious family room with a cozy wood-burning fireplace & brick surround. The utility room provides generous storage & laundry space. Unique dual staircases, one at the front foyer & one at the rear entrance, add convenience. Additional highlights include a double attached garage and a large, sunny, south facing fully fenced backyard. Ideally located with quick access to Whitemud & Henday, & walking distance to schools & parks. Upgrades: 2025-main floor paint; 2023-A/C, sprinkler system; 2020-Washer; 2019â€"flooring, doors, casings, kitchen appliances; 2018- insulation; 2014-shingles, eaves, windows.

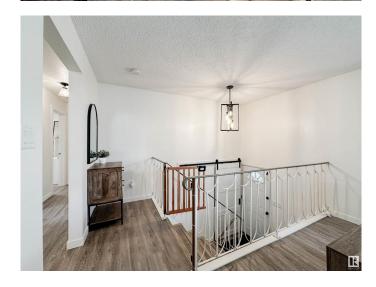


#### **Essential Information**

MLS® # E4439202 Price \$499,900







Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,138 Acres 0.00

Year Built 1972

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

## **Community Information**

Address 10503 35 Avenue

Area Edmonton
Subdivision Duggan
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 2M1

### **Amenities**

Amenities Air Conditioner, Exterior Walls- 2"x6", Sprinkler Sys-Underground, See

Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 1

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Asphalt

Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Exterior Features

Transportation, Schools, Shopping Nearby, See Remarks

Roof **Asphalt Shingles** Construction Wood, Asphalt

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 29th, 2025

Days on Market 8

Zoning Zone 16

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Listing information last updated on June 5th, 2025 at 11:02pm MDT