

# \$499,999 - 10935 34a Avenue, Edmonton

MLS® #E4428657

**\$499,999**

3 Bedroom, 2.50 Bathroom, 1,323 sqft  
Single Family on 0.00 Acres

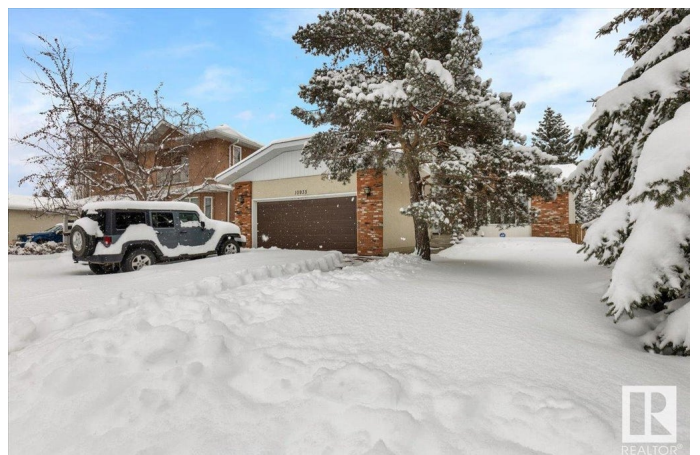
Duggan, Edmonton, AB

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 m<sup>2</sup> 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          | \$499,999 |
| 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 10

Zoning Zone 16

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Listing information last updated on April 12th, 2025 at 12:32am MDT