

## \$469,900 - 10524 35 Avenue, Edmonton

MLS® #E4460667

### \$469,900

4 Bedroom, 2.50 Bathroom, 1,072 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Original owner bungalow located in the desirable community of Duggan! With over 2000 sf of living space, this very well maintained home features gleaming hardwood floors and a wood burning fireplace. The main floor has a great layout with 3 bedrooms a full bath and 2 pc ensuite. The basement has a large family room, 4th bedroom and full bathroom, the perfect space for guests and older children. The property also features a large private yard and a 23' x 24' double detached garage, offering ample parking and storage. Recent updates include Sewer line (2025) shingles (2022), windows (2021), fence (2019) basement bath (2016). A solid, move-in ready home in a great location.

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460667  |
| Price          | \$469,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,072     |
| Acres          | 0.00      |
| Year Built     | 1972      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10524 35 Avenue |
| Area        | Edmonton        |
| Subdivision | Duggan          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 4Z5         |

### **Amenities**

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached       |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                         |
| Fireplace         | Yes                                                               |
| Fireplaces        | Mantel                                                            |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Finished                                                    |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                           |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Brick, Vinyl                           |
| Foundation        | Concrete Perimeter                           |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Duggan Elementary School |
|------------|--------------------------|

### **Additional Information**

Date Listed            October 3rd, 2025

Days on Market      16

Zoning                Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 2:47pm MDT