

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

MLS® #E4428657

## \$499,999

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

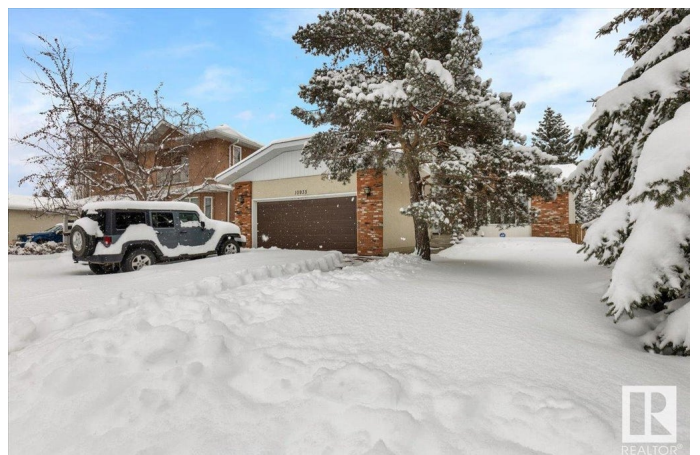
Duggan, Edmonton, AB

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 (Previously abated on both levels). 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 2

Zoning Zone 16

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Listing information last updated on April 4th, 2025 at 7:02am MDT