

## \$499,000 - 10628 35 Avenue, Edmonton

MLS® #E4431680

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,743 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Nestled in the heart of Duggan, this charming split-level home has great curb appeal and is TERRIFIC value! With an unbeatable location near top-rated schools—this property is perfect for families! Situated on a huge 8,621 sq. ft. corner lot, the house boasts numerous upgrades, including newer shingles, fresh paint throughout, energy-efficient vinyl windows, and a newer dishwasher. Inside, you'll find a thoughtfully designed layout with four spacious bedrooms above grade, two versatile office spaces, and a cozy family room with a fireplace—ideal for relaxing evenings. The bright kitchen overlooks the family room, creating a seamless flow for entertaining. Enjoy the convenience of main-floor laundry, 2 1/2 baths with an additional older bathroom in the 4th level ready for an update. There is ample storage throughout. With an updated furnace ensuring year-round comfort, and a new garage door opener, this home is move-in ready and waiting for its next owners to make it their own!

Built in 1973

### Essential Information

MLS® # E4431680

Price \$499,000

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,743
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	10628 35 Avenue
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2W1

### Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Corner Lot, Landscaped, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **School Information**

Elementary	Duggan/ St. Augustine
Middle	D.S. MacKenzie
High	Harry Ainley

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
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 April 19th, 2025 at 12:32pm MDT