

Courtesy Of Nicole L McFatridge and Ryan J Boser Of Sarasota Realty

# \$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 addâ€™™ 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.

Built in 1972

## 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
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Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public 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	6
Zoning	Zone 16

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Listing information last updated on June 4th, 2025 at 12:02pm MDT