

\$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

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