

## \$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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Listing information last updated on April 19th, 2025 at 11:32am MDT