

\$469,900 - 10524 35 Avenue, Edmonton

MLS® #E4460667

\$469,900

4 Bedroom, 2.50 Bathroom, 1,072 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Original owner bungalow located in the desirable community of Duggan! With over 2000 sf of living space, this very well maintained home features gleaming hardwood floors and a wood burning fireplace. The main floor has a great layout with 3 bedrooms a full bath and 2 pc ensuite. The basement has a large family room, 4th bedroom and full bathroom, the perfect space for guests and older children. The property also features a large private yard and a 23' x 24' double detached garage, offering ample parking and storage. Recent updates include Sewer line (2025) shingles (2022), windows (2021), fence (2019) basement bath (2016). A solid, move-in ready home in a great location.

Built in 1972

Essential Information

MLS® #	E4460667
Price	\$469,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,072
Acres	0.00
Year Built	1972



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10524 35 Avenue
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4Z5

Amenities

Amenities	Detectors Smoke, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Duggan Elementary School
------------	--------------------------

Additional Information

Date Listed October 3rd, 2025

Days on Market 18

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 October 20th, 2025 at 11:32pm MDT