

# \$438,000 - 10419 36a Avenue, Edmonton

MLS® #E4425244

**\$438,000**

3 Bedroom, 1.50 Bathroom, 1,236 sqft  
Single Family on 0.00 Acres

Duggan, Edmonton, AB

Updated bungalow in a desirable location in Duggan on a large lot (55â€™ x 120â€™). This home has been lovingly maintained. Beautiful South facing backyard, fully fenced, with double oversized garage. Home offers amazing legal suite potential with separate entrance to large unfinished basement. Improvements over the years: stainless steel appliances, windows, shingles, furnace, new sewer line, kitchen. Large bright living room, dining area, functional kitchen with plenty of cabinets, 3 bedrooms, full bathroom and a half bath ensuite complete main floor. Located on a quiet street and offers excellent convenience, located close to the Whitemud & Calgary Trail, plus Southgate Centre & transit / LRT.

Built in 1971

## Essential Information

MLS® #	E4425244
Price	\$438,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,236
Acres	0.00



Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10419 36a Avenue
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2H7

### **Amenities**

Amenities	Patio, Sprinkler Sys-Underground, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	Zone 16

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Listing information last updated on March 14th, 2025 at 7:32am MDT