

\$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 | 13 |
| Zoning | Zone 16 |

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