

## \$624,900 - 10419 36a Avenue, Edmonton

MLS® #E4448443

**\$624,900**

5 Bedroom, 3.00 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Gorgeous home fully renovated in Duggan! Beautifully redesigned 1300sf bungalow with luxury vinyl plank throughout the main floor, modern light fixtures & big bright windows. The large open kitchen has white cabinets to the ceiling, quartz counters, stainless appliances & beautifully tiled backsplash. Lots of counter space & room for an eat-in area. Dining room & huge living space at the front of the home. 3 bedrooms & 2 full baths upstairs. The primary has a beautifully tiled shower with floor to ceiling glass door. The basement is fully finished - large rec room with a feature gas fireplace, 2 more bedrooms, a 3rd full bath & a huge laundry room with a sink & folding station. Large 6600sf lot with a south facing backyard - composite covered deck, large garden, lots of grass & mature trees & oversized double detached garage. Great schools & neighbourhood, convenient location close to Whitemud Drive & Calgary Trail

Built in 1971

### Essential Information

MLS® #	E4448443
Price	\$624,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,270
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	Deck
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### School Information

Elementary	DUGGAN
Middle	DS MACKENZIE
High	HARRY AINLAY

### **Additional Information**

Date Listed	July 17th, 2025
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Days on Market	55
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Zoning	Zone 16
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