

## \$637,900 - 10419 36a Avenue, Edmonton

MLS® #E4448443

**\$637,900**

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      | \$637,900 |
| 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 |
| Days on Market | 24              |
| Zoning         | Zone 16         |

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Listing information last updated on August 9th, 2025 at 10:47pm MDT