

## **\$429,800 - 10959 35a Avenue, Edmonton**

MLS® #E4181463

### **\$429,800**

4 Bedroom, 2.00 Bathroom, 1,316 sqft  
Single Family on 0 Acres

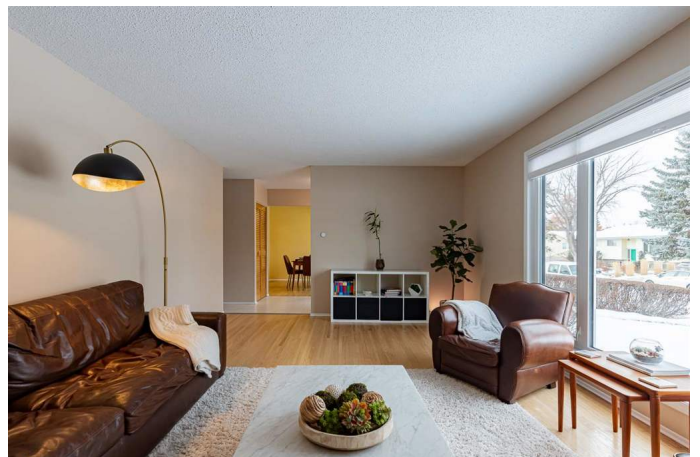
Duggan, Edmonton, AB

Nice bungalow home on a quiet crescent in popular Duggan of southwest Edmonton. This well kept and sparkling clean 4 bedroom home boasts a spacious and bright floor plan on the main floor and highlighted by an elegant and spacious formal living room with brick fire place and a oversize picture window. Flex room for formal dining/den, large eat-in kitchen, spacious master bedroom with 2 piece en-suite bath, 2 nice sized bedroom all located away from traffic. Finished basement has large family room with second fireplace, games room/studio, huge bedroom easily made into two bedrooms, spacious laundry room and two storage rooms. other great features include newer roof, furnace, hot water tank, gorgeous new triple pane windows and window blinds on main, Refinished hardwood floor, south back yard, schools, major shopping and LRT transit near by and easy access university, city center and all major roadways. Super starter family home or investment property.

Built in 1968

### **Essential Information**

MLS® #	E4181463
Price	\$429,800
Bedrooms	4
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,316
Acres	0.14
Year Built	1968
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE

### **Community Information**

Address	10959 35a Avenue
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0A2

### **Amenities**

Features	Patio
Parking Spaces	4
Parking	Double Garage Detached, Over Sized, Rear Drive Access
# of Garages	2

### **Interior**

Interior	Carpet, Linoleum, Hardwood
Interior Features	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished
Fireplace	Yes
Fireplaces	Wood, Brick Facing
# of Stories	2

### **Exterior**

Exterior	Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby, Flat Site,  
Park/Reserve

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

### **Additional Information**

Zoning RF1

Listing information last updated on January 22nd, 2020 at 9:46am MST