

## \$649,900 - 10423 35 Avenue, Edmonton

MLS® #E4440800

**\$649,900**

6 Bedroom, 3.00 Bathroom, 2,069 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Nearly 3000 SQUARE FEET OF INDOOR LIVING SPACE!!! This house has been extensively renovated throughout and outside. Brand new vinyl plank flooring throughout main floor and the top floor. 26 BRAND NEW WINDOWS! Two brand new, high-efficiency furnaces! Brand new 50 gallon water tank. A total of 6 BEDROOMS! 4 bedrooms on the top floor, 1 bedroom on the main floor, and 1 bedroom in the basement. A total of 3 FULL BATHROOMS. A full 4-piece bathroom on the top floor. A full three piece on suite bathroom on the top floor. A full 4-piece bathroom on the main floor. All bathrooms have been extensively renovated with new showers, new tubs in the four piece baths, new vanities, and new shower surrounds, new mirrors, new light fixtures, and new sink taps/shower fixtures. The kitchen is completely brand new with quartz countertops add high-end cabinetry. A brand new fridge, Brad, new stove, brand, new dishwasher, and brand new washer and dryer. Grading around the house is completely perfect. Yard is absolutely huge!

Built in 1974

### Essential Information

MLS® # E4440800

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,069                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10423 35 Avenue |
| Area        | Edmonton        |
| Subdivision | Duggan          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 2M8         |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### **Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                        |
| Exterior Features | Fenced, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Brick, Metal                                                                        |
| Foundation        | Concrete Perimeter                                                                        |

**Additional Information**

Date Listed                June 6th, 2025  
Days on Market        57  
Zoning                    Zone 16

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