

## \$489,900 - 10439 37 Avenue, Edmonton

MLS® #E4437732

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,154 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

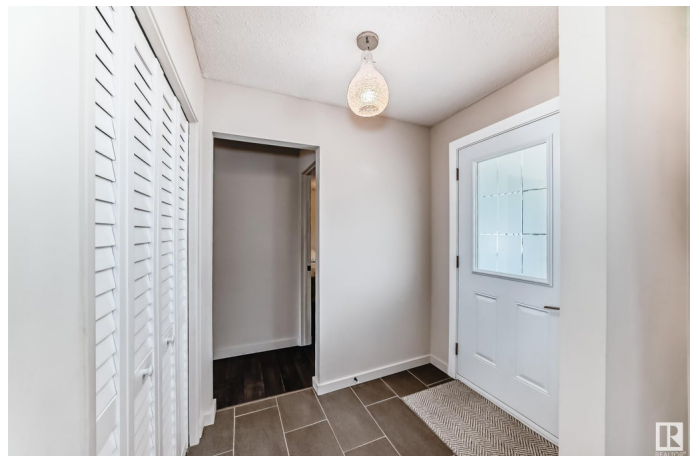
Immaculate 3 bed 2.5 bath bungalow in Duggan across from Charles Anderson Park. Over 2000 sq.ft. of living space. Triple Pane Windows, New Doors and Eaves. Updated electrical sockets, switches, new Furnace and Humidifier. Spacious living room with abundant natural light and a seamless flow into the dining area. Bright kitchen with plenty of cabinets, new multi function stove and a new dishwasher. The primary suite offers a 2 pce ensuite. Two additional bdrms, perfect for family or guests. Updated 4 pce bath. Durable laminate flooring and ceramic tile throughout. The spray foam insulated basement offers Massive rec room with built-in wine fridge. Two extra basement rooms offer flexible space for a home office, gym or guest quarters. A Full 3 pce bath. The laundry rm offers a new washer & dryer. Outside the 605 m2 lot provides a backyard oasis. Double OS garage w dedicated electrical service. Just mins away from schools, shopping, recreation. Easy access to Whitemud and Henday. Move in & Enjoy!

Built in 1971

### Essential Information

MLS® # E4437732

Price \$489,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10439 37 Avenue
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2H9

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Fire Pit, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
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Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Duggan, St Augustine
Middle	D S MacKenzie
High	Harry Ainley

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	Zone 16

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Listing information last updated on May 24th, 2025 at 10:02pm MDT