

## \$479,000 - 10935 37 Avenue, Edmonton

MLS® #E4451298

**\$479,000**

4 Bedroom, 2.50 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

STUNNING turn-key bungalow in Duggan! Step inside this beautifully updated home; main floor offers a BRIGHT and SPACIOUS living and dining area. BEAUTIFUL updated kitchen with WHITE cabinets and S/S appliances. Down the hall is the LARGE primary bedroom with double closet and ensuite, two additional well-sized bedrooms and GORGEOUS 4 piece bathroom with custom tilework. Downstairs boasts a HUGE rec room, finished laundry space, additional bedroom and 3 piece bathroom. With new windows and AC, there is nothing left to do but move in. GREAT SOUTH-FACING backyard complete with concrete patio, fire pit, storage shed and DOUBLE garage. AMAZING location close to all major amenities including Confederation Pool, South Edmonton Common, Century Park, Southgate, Anthony Henday and the Whitemud.

Built in 1968

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451298  |
| Price      | \$479,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,318                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10935 37 Avenue |
| Area        | Edmonton        |
| Subdivision | Duggan          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0G8         |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Fire Pit, Hot Water Natural Gas, No Animal Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                          |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 2                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Brick, Stucco                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                   |

### Additional Information

Date Listed August 5th, 2025

Days on Market 3

Zoning Zone 16

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Listing information last updated on August 8th, 2025 at 5:17pm MDT