

## \$539,900 - 10944 34a Avenue, Edmonton

MLS® #E4457434

**\$539,900**

4 Bedroom, 2.50 Bathroom, 1,289 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

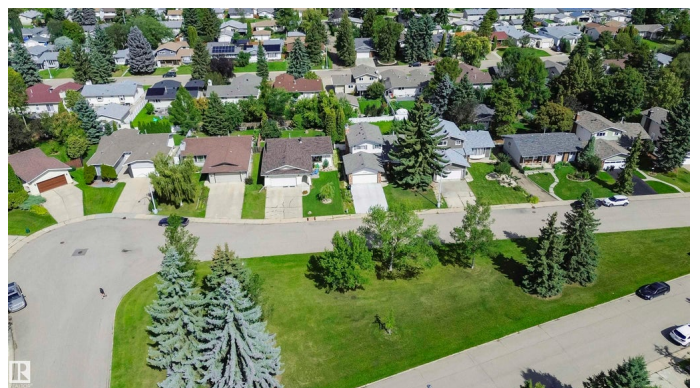
Fully Renovated. 1288 sq ft bungalow w/separate entrance for basement in DUGGAN COMMUNITY! Stunning, spacious, 3+1 bedroom, 2 car garage, bungalow nestled in a quiet cul-de-sac across from island park in the sought after community of DUGGAN. UPGRADES include: Central AIR CONDITIONING, luxury vinyl plank flooring 2022, NEW furnace 2024, Water tank 2024, Roof 2025, customer blinds 2021, NEW renovated bathroom 2022, new renovated en-suite 2025, New carpet basement, new doors, new gutters 2022, new lighting, freshly painted. Oversized double garage attached. Vinyl windows, CUSTOM KITCHEN, quartz counters, Basement 2nd kitchen/nanny ste. Primary bedroom features 2 spacious closets and en-suite bathroom. Large 55 x 130 ft lot. Fully fenced yard w fruit trees & ground level deck. NEW cement pad in garage, new front porch reinforcement & front landscaping. Close to schools, UofA, shopping, Southgate. Easy access to Whitemud and Henday. Walking distance to LRT. This beautiful well cared for home will not last!

Built in 1973

### Essential Information

MLS® # E4457434

Price \$539,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,289                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10944 34a Avenue |
| Area        | Edmonton         |
| Subdivision | Duggan           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 2V1          |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Attached, Over Sized                                             |

### Interior

|                   |                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                     |
| Fireplaces        | Brick Facing, Glass Door                                                                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                                          |

**Exterior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                          |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Stucco                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                    |

**School Information**

|            |            |
|------------|------------|
| Elementary | Duggan     |
| High       | ME Lazerte |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 16              |

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Listing information last updated on September 16th, 2025 at 3:02am MDT