

## \$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        59  
Zoning                    Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 4th, 2025 at 8:47pm MDT