

## \$549,900 - 10419 39 Avenue, Edmonton

MLS® #E4418248

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,215 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

This 3-bedroom, 2.5-bathroom home offers 1,200 square feet of bright and functional living space, perfect for families or those who love to entertain. Located in the community of Duggan, this property backs directly onto a beautifully landscaped greenspace, providing views and easy access to outdoor activities. The large backyard invites endless possibilities—whether you envision a vibrant garden, a playground for the kids, or a space to host unforgettable gatherings. Adding to its appeal are significant updates in 2015 including big ticket items such as a tankless water system, high-efficiency furnaces, windows, roof, paint, updated flooring and exterior siding plus last but not least THE LEGAL one-bedroom basement suite! Providing excellent rental income potential or a private space for guests. A double attached garage ensures convenience and plenty of room for parking and storage. Thoughtfully designed and ideally located, this home truly offers something for everyone.

Built in 1971

### Essential Information

MLS® # E4418248

Price \$549,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,215                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10419 39 Avenue |
| Area        | Edmonton        |
| Subdivision | Duggan          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 2J4         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Hot Water Instant, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Duggan School  
Middle                            D.S. MacKenzie School  
High                                Harry Ainlay School

**Additional Information**

Date Listed                      January 16th, 2025  
Days on Market                90  
Zoning                            Zone 16

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