

## \$524,900 - 10348 36a Avenue, Edmonton

MLS® #E4447335

**\$524,900**

5 Bedroom, 2.50 Bathroom, 1,186 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this spacious 3+2 bedroom bungalow located in the desirable Duggan community! Offering over 2,200 sq ft of living space, this home has a perfect layout for growing families, multi-generational living, or investment ownership. The main floor features a bright living area, 3 bedrooms including a primary with 2-pc ensuite, and a 4-pc main bath. The fully developed basement includes an in-law suite with 2 additional bedrooms, a 4-pc bath, and large open family room as a second living space. Enjoy the oversized 24x24 insulated and heated double detached garage, RV parking, and a large yard—ideal for outdoor enjoyment. Built in 1972, this home has been nicely maintained with updated basement bathroom and new roof in 2023. Situated on a quiet street close to public transportation, parks, schools, and shopping. A solid home in an excellent location—don't miss this opportunity!

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447335  |
| Price      | \$524,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,186                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10348 36a Avenue |
| Area        | Edmonton         |
| Subdivision | Duggan           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 2H6          |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | On Street Parking, Open Beam, Vaulted Ceiling                     |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Detached, Heated, Insulated, Over Sized, RV Parking |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 2                                                                 |
| Has Suite         | Yes                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Full, Finished                                                    |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                            |
| Exterior Features | Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stucco                                                                                            |
| Foundation        | Concrete Perimeter                                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 52              |
| Zoning         | Zone 16         |



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Listing information last updated on September 1st, 2025 at 1:02pm MDT