

Courtesy Of Karen Stewart Of Century 21 All Stars Realty Ltd

## \$545,800 - 10944 34a Avenue, Edmonton

MLS® #E4453150

**\$545,800**

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® #	E4453150
Price	\$545,800



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	August 15th, 2025
Days on Market	21
Zoning	Zone 16

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