

10348 36A Avenue NW  
Edmonton, Alberta

MLS # A2254931



# \$499,900

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Duggan                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 1,186 sq.ft.                                                               | <b>Age:</b>   | 1972 (53 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Concrete Driveway, Double Garage Detached, Front Drive, G |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot      |               |                   |

|                    |                                                |                   |     |
|--------------------|------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Mid Efficiency, Natural Gas                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Siding                            | <b>Zoning:</b>    | RF1 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Vaulted Ceiling(s), Vinyl Windows              |                   |     |

**Inclusions:** Refrigerator in basement

Welcome to this spacious 3+2 bedroom bungalow located in the desirable Duggan community! Offering over 2,200 sq ft of beautifully maintained living space. 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 boasts 2 additional large bedrooms, a 3-pc bath, and generous living space. Enjoy the oversized double detached garage, RV parking, and a large yard—ideal for outdoor enjoyment. Built in 1972, this home has been nicely upgraded and shows well. Situated on a quiet street close to public transportation, parks, schools, and shopping. A solid home in an excellent location—wonderful opportunity to call this one home!