

# \$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 57  
Zoning Zone 16

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