

## \$510,000 - 10435 40 Avenue, Edmonton

MLS® #E4432259

**\$510,000**

5 Bedroom, 3.50 Bathroom, 2,021 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Lovingly maintained by its original owner, this 4-bed up, 3.5-bath two-storey in Duggan blends character with smart updates. Enjoy timeless parquet floors, a U-shaped kitchen with peninsula island, and a cozy breakfast nook overlooking the yard. Upstairs you'll find four bedrooms, including a spacious primary with ensuite. The finished basement features a rec room, den, storage, utility area with dual sinks, rough-ins for a shower and laundry, plus a basement bed - not to current egress but could be converted to a 5th bed. Key upgrades include a new furnace (2023), hot water tank (2017), and roof (2018). The 20'x20' double attached garage features high ceilingsâ€”perfect for extra storage. A side entry from the mudroom adds convenience, while the backyard boasts garden beds, a deck, and room for kids or pets to play. With original window security bars and proximity to parks, schools, and transit, this home is ideal for families or investors looking in a sought-after community.

Built in 1984

### Essential Information

MLS® # E4432259

Price \$510,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,021
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10435 40 Avenue
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6L2

### Amenities

Amenities	Detectors Smoke, Security Window Bars
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	9
Zoning	Zone 16

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Listing information last updated on May 2nd, 2025 at 3:17am MDT