

\$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

Location, Location- DUGGAN COMMUNITY!

Stunning, spacious, over 1288 sq ft, 3+1 bedroom 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 closet doors, new gutters 2022, new lighting, freshly painted. Oversized double garage attached. Vinyl windows, custom kitchen, basement 2nd kitchen/nanny suite. 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, new 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	4
Zoning	Zone 16

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Listing information last updated on August 18th, 2025 at 11:02pm MDT