

\$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 | 8 |
| Zoning | Zone 16 |

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