

\$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 ceilings—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.

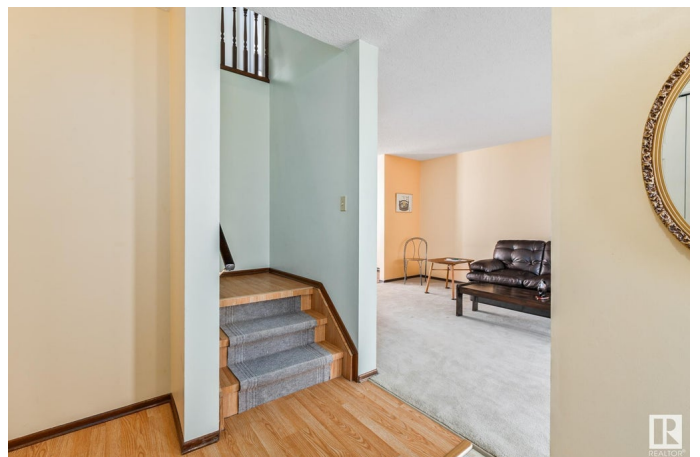
Built in 1984

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 7:17pm MDT