

\$525,000 - 10439 39a Avenue, Edmonton

MLS® #E4428139

\$525,000

3 Bedroom, 2.50 Bathroom, 1,317 sqft
Single Family on 0.00 Acres

Duggan, Edmonton, AB

Are YOU in the market for a solid investment? This could be the one for you! Located in the desirable community of Duggan, this upgraded home has lots to offer. With plenty of curb appeal from the exterior, and pretty upgrades on the interior - what's not to love? Beautiful hardwood extends through much of the main floor. The kitchen has been upgraded in recent years, with gorgeous granite and abundant cabinetry for all your storage needs. The gas stove is a nice bonus too! Vinyl windows on the main level add both aesthetic appeal and efficiency. The Primary bdrm has a view to the large fenced yard, and its own upgraded 2pce bathroom. Two more bedrooms and an updated main bath complete this level. A SEPARATE ENTRANCE leads downstairs, with new LVP flooring throughout. A 2nd kitchen, living rm, and an updated full bath along with 3 flex spaces currently used as bedrooms (windows not egress) are on this level. Currently with reliable tenants in place, the choice is simple for savvy investors!

Built in 1971

Essential Information

| | |
|----------|-----------|
| MLS® # | E4428139 |
| Price | \$525,000 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,317 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10439 39a Avenue |
| Area | Edmonton |
| Subdivision | Duggan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 2J5 |

Amenities

| | |
|-----------|------------------------------------------------------------|
| Amenities | No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Fenced, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

Construction Wood, Brick, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed March 28th, 2025
Days on Market 7
Zoning Zone 16

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