

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

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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 10  
Zoning Zone 16

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Listing information last updated on April 7th, 2025 at 5:47pm MDT