

## **\$478,888 - 3544 107 Street, Edmonton**

MLS® #E4445323

**\$478,888**

3 Bedroom, 3.00 Bathroom, 1,466 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to DUGGAN, steps away from SCHOOLS, PARKS & PLAYGROUNDS & a quick drive to SOUTHGATE MALL & many other amenities. This 1466 sq.ft., FULLY FINISHED, ACE LANGE BUILT BUNGALOW is ready for it's next family. Step into your LARGE LIVING ROOM & OVERSIZED DINING AREA, where HUGE WINDOWS allow the MORNING SUN to wash over the space. Your KITCHEN & BREAKFAST NOOK, with LOTS OF SPACE to get your chef on, is ready for family gatherings, culinary adventures & morning coffees. A SPACIOUS PRIMARY BEDROOM, with 3pc ENSUITE, 2 additional LARGE BEDROOMS, 4pc MAIN BATH & LAUNDRY complete the MAIN FLOOR . Head downstairs to find an absolutely MASSIVE FAMILY SPACE, perfect for game & movie nights, fitness, you name it. A LARGE DEN, 4 pc BATH and LARGE STORAGE AREA, complete the space. The BACKYARD OASIS is absolutely huge, perfect for summer evening get togethers & BBQ's. Did I mention the OVERSIZED GARAGE & RV PARKING?! Recent updates include: roof, furnace, hot water tank, A/C & freshly painted main floor & more.

Built in 1971

### **Essential Information**



MLS® #	E4445323
Price	\$478,888
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,466
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3544 107 Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1B1

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Workshop
Parking Spaces	3
Parking	Double Garage Detached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Duggan School
Middle	D.S. Mackenzie School
High	Harry Ainlay School

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	Zone 16

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Listing information last updated on July 4th, 2025 at 2:18pm MDT