

# \$555,000 - 3531 106 Street, Edmonton

MLS® #E4443034

## \$555,000

4 Bedroom, 2.50 Bathroom, 1,252 sqft  
Single Family on 0.00 Acres

Duggan, Edmonton, AB

Fully renovated 1250 sq ft bungalow with 4 bedrooms and a separate basement entrance in sought-after Duggan—close to schools, parks, LRT, and shopping. The updated kitchen (2020) features quartz countertops, tile backsplash, white cabinetry, and stainless steel appliances. All windows replaced (including a new bay window in 2024). Upgrades include new flooring on both levels, fresh paint, high-efficiency furnace (2020), HWT, shingles, siding, garage door, and central A/C (2023). Stone wood-burning fireplace highlights the bright main living room. The primary bedroom offers a 2-piece ensuite and double closets. The fully finished basement includes a large rec room, bedroom, full bath, and suite potential. Set on a 55'x113' lot with a private, fenced backyard, concrete patio, and quick access to Gateway, Whitemud, and Henday. Move-in ready with lasting value.



Built in 1972

## Essential Information

MLS® #	E4443034
Price	\$555,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,252
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3531 106 Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2L2

### Amenities

Amenities	On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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, Brick, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby
Lot Description	55â€™x113'

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	20
Zoning	Zone 16

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Listing information last updated on July 8th, 2025 at 7:32pm MDT