

## **\$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 3:17am MDT