

Courtesy Of Derrick Beach Of Exp Realty

\$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™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

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 1 |
| Zoning | Zone 16 |

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Listing information last updated on July 3rd, 2025 at 3:02pm MDT