

## \$459,900 - 3512 106 Street, Edmonton

MLS® #E4430296

**\$459,900**

4 Bedroom, 2.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

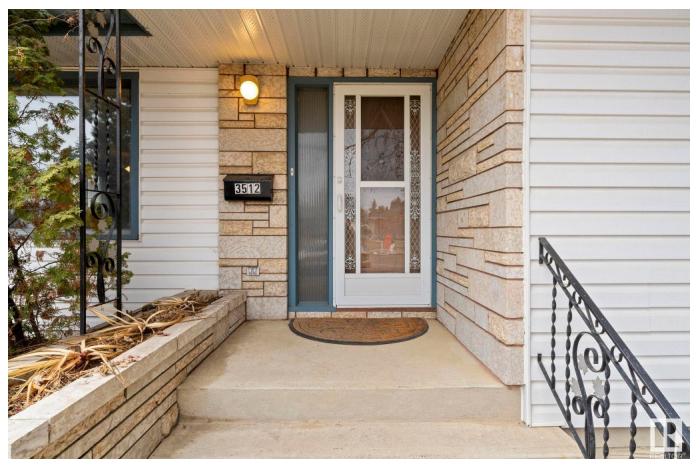
Duggan, Edmonton, AB

Welcome to this charming 1,345 sq ft bungalow located in the highly sought-after, family-friendly community of Duggan. Perfectly positioned close to excellent schools, public transit, shopping, and major routes in and out of the city, this home offers both convenience and comfort. Step inside to discover gleaming hardwood floors that flow throughout the main level. There are 3 generously sized bedrooms, a bright & spacious living room with a large picture window, a dedicated dining area, and a kitchen complete with a cozy breakfast nook. The fully finished basement is a fantastic bonus, featuring a large family room with a classic wood-burning fireplace – ideal for cozy nights in. You'll also find a sizable 4th bedroom, a 3rd bathroom, laundry area, and an abundance of storage space. Out back there's an oversized double garage, a deck and a large garden space for the 'green thumbs'. Solid, spacious, and ideally located – this Duggan gem is ready to welcome you home.

Built in 1971

### Essential Information

MLS® #	E4430296
Price	\$459,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3512 106 Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1A4

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Smoking Home
Parking Spaces	3
Parking	Double Garage Detached, Over Sized, Single Carport

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
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Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Duggan, St. Augustine
Middle	D.S. Mckenzie
High	Harry Ainlay

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	7
Zoning	Zone 16

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Listing information last updated on April 18th, 2025 at 4:17am MDT