# \$449,900 - 3519 109 Street, Edmonton

MLS® #E4440479

### \$449,900

4 Bedroom, 2.00 Bathroom, 1,095 sqft Single Family on 0.00 Acres

Duggan, Edmonton, AB

Amazing location in West Duggan - on a quiet street across from green space, walkable to school & quick access to 34th Ave, 111 St & Calgary Trail. 1100sf 3 bedrooms up & fully finished basement with a 4th bedroom, 2nd full bathroom & a large rec room. The main floor has hardwood floors, newer white shaker kitchen cabinetry & chop block countertops. Large yard with a deck, grass, gardens, firepit & massive 26' deep x 22' garage. Newer shingles, vinyl windows upstairs. A must see!





MLS® # E4440479 Price \$449,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,095 Acres 0.00

Year Built 1968

Type Single Family

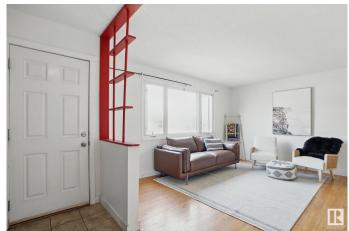
Sub-Type Detached Single Family

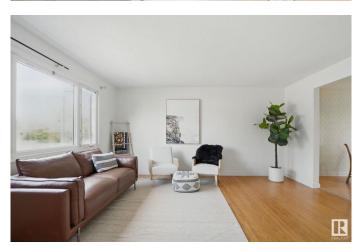
Style Bungalow

Status Active

# **Community Information**







Address 3519 109 Street

Area Edmonton
Subdivision Duggan
City Edmonton

County ALBERTA

Province AB

Postal Code T6J 1C2

#### **Amenities**

Amenities Deck, Fire Pit, Vinyl Windows

Parking Double Garage Detached, Over Sized

Interior

Appliances Dishwasher-Built-In, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Landscaped, Schools

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Duggan

Middle DS Mackenzie

High Harry Ainlay

#### Additional Information

Date Listed June 5th, 2025

Days on Market 15

Zoning Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®, Multiple Listing Service®) Listing information last updated on June 20th, 2025 at 12:02am MDT