

## \$524,900 - 3520 105b Street, Edmonton

MLS® #E4440754

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this beautifully maintained home located in the sought-after community of Duggan! This spacious property offers 4 bedrooms and 3 full bathrooms, a beautifully renovated kitchen, providing plenty of room for comfortable family living. Enjoy peace of mind with recent upgrades including a new roof in 2020 and a furnace and hot water tank installed in 2019. The home also features two full kitchens, ideal for large families, entertaining, or culinary enthusiasts. Situated on a quiet street with convenient access to Southgate Mall, the U of A, elementary schools, parks, shopping, and public transit—this home is a must-see!

Built in 1972

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440754               |
| Price          | \$524,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,313                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3520 105b Street |
| Area        | Edmonton         |
| Subdivision | Duggan           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 2L1          |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Insert, Mantel                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, See Remarks  |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, See Remarks  |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| 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 16th, 2025 at 4:47am MDT