\$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

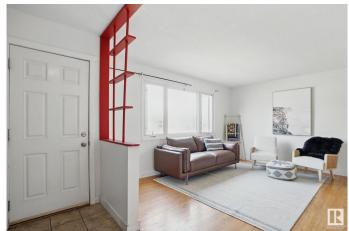
Sub-Type Detached Single Family

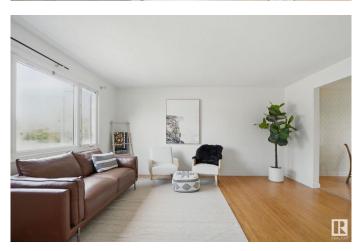
Style Bungalow

Status Active

Community Information







Address 3519 109 Street

Area Edmonton
Subdivision Duggan
City Edmonton

Province AB

Postal Code T6J 1C2

Amenities

County

Amenities Deck, Fire Pit, Vinyl Windows

ALBERTA

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 12

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 17th, 2025 at 1:47am MDT