

## \$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!

Built in 1968

### Essential Information

|                |                        |
|----------------|------------------------|
| 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 | 11             |
| Zoning         | Zone 16        |

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