# \$549,800 - 3811 104 Street, Edmonton

MLS® #E4419167

### \$549,800

3 Bedroom, 3.00 Bathroom, 1,710 sqft Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to Duggan! This future new duplex boasts over 1,700 SQ FEET w/ 3 bedrooms & 3 full baths! The main floor features a versatile den to use as an office or extra bedroom! Featuring a spacious dining area & a dream kitchen offers quartz countertops and modern cabinetry w/\$5,500 Appliance credit! A convenient half bath completes this level. Ascending upstairs, you are greeted by a functional BONUS ROOM 3 spacious bedrooms. The primary bedroom features a 5-piece ensuite w/ double vanities. Peace of mind comes with this new build with a NEW HOME WARRANTY & refundable \$2,500 landscaping deposit. Basement development is offered as an option for upgrade! Close to schools, shopping, public transportation, parka and playgrounds. Duggan is a sought-after family-friendly neighbourhood.

Built in 2025

## **Essential Information**

MLS® # E4419167

Price \$549,800

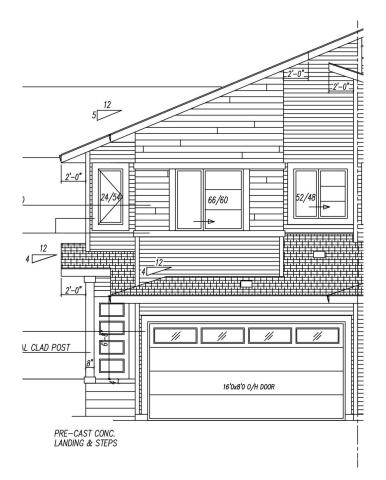
Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,710

Acres 0.00





Year Built 2025

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 3811 104 Street

Area Edmonton
Subdivision Duggan

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 2J9

## **Amenities**

Amenities See Remarks

Parking Spaces 2

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Flat Site, Park/Reserve, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Duggan School

Middle D.S. MacKenzie School

High Harry Ainlay School

## **Additional Information**

Date Listed January 24th, 2025

Days on Market 88

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 April 21st, 2025 at 9:47pm MDT