

## **\$549,900 - 3615 109 Street, Edmonton**

MLS® #E4439387

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,248 sqft  
Single Family on 0.00 Acres

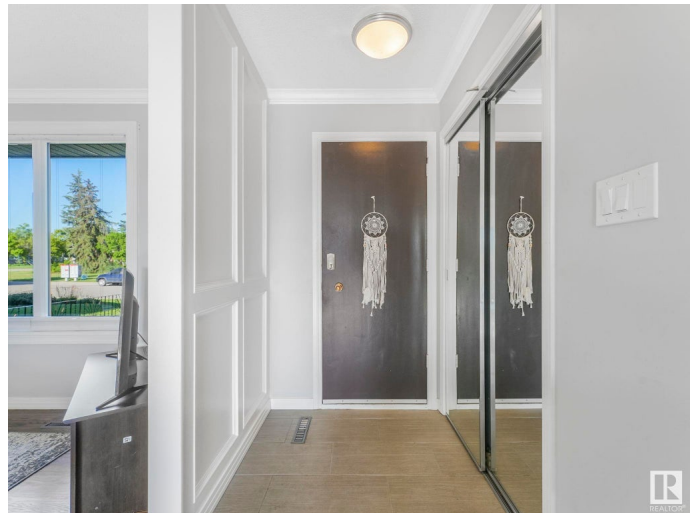
Duggan, Edmonton, AB

Location, location, location! One of Duggan's premier locations across from a park. Renovated & Move in Ready. Meticulously maintained BUNGALOW. Over 1200 sq ft. 3 Bdrm, 2.5 Bath. Open Floor Plan. Central Air(2021), Roof on HOUSE & Garage(2019) Hot Water Tank(2022), Refinished Original Oak Flooring, Triple Pane Windows, New Trim on All Windows, Doors & Closets(2019), Crown Moulding throughout Main Floor(2020), Fresh Neutral Paint, Basement Office Finished (2022), All Bathrooms Updated(2019), Stainless Appliances(2020), Quartz countertops(2020), Pot lights in Kitchen(2020), New Cabinets & Backsplash(2020), New Ceramic Tile Flooring(2020), New Stainless Farmhouse Sink(2020), Wet Bar in Finished Basement, Newer Siding & Facia, 2 Tier Pressure Treated Deck with Firepit, OVERSIZED Double Garage with Upgraded Garage Door & new Opener, Located across from Island Park, Easy Access to Calgary Trail, Whitemud & Henday. Short commute to UofA. Steps to LRT & TOP RANKED Schools. Shows 10+. Welcome Home!

Built in 1969

### **Essential Information**

MLS® #	E4439387
Price	\$549,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,248
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3615 109 Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1C2

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Over Sized, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low

	Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	8
Zoning	Zone 16

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Listing information last updated on June 7th, 2025 at 8:02pm MDT