

## \$474,900 - 3520 105b Street, Edmonton

MLS® #E4448678

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,313 sqft  
Single Family on 0.00 Acres

Duggan, Edmonton, AB

**INVESTOR ALERT!!!** 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, furnace and hot water tank in 2019. The home also features 1 large bedroom 1 bathroom basement suite with a walk-in closet, full kitchen, separate laundry area, ideal for helping with your mortgage, large families, or multigenerational living. Situated on a quiet street with convenient access to Southgate Mall, U of A, elementary schools, parks, shopping and public transit. This home is a must see!!

Built in 1972

### Essential Information

MLS® #	E4448678
Price	\$474,900
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 Spaces	2
Parking	Front Drive Access

### 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, Stucco, See Remarks
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, See Remarks
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 18th, 2025

Days on Market 60

Zoning Zone 16

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