

\$149,900 - 3 3104 Twp Road 524 B, Duffield

MLS® #E4460591

\$149,900

1 Bedroom, 1.00 Bathroom, 11 sqft

Single Family on 3.00 Acres

Duffield, Duffield, AB

3 ACRES of Opportunity in Duffield ! Nestled in the quiet rural community of Edinburgh Park, this rectangular lot offers the perfect canvas for your dream acreage lifestyle. Surrounded by mature trees and a south-facing orientation, this property provides both privacy and sunlight all year round. With gas and electricity already on site, the groundwork is set for your future home. The property currently hosts an existing house that requires major redevelopment—an ideal project for those looking to restore or reimagine. Alternatively, start fresh and build a fully custom home designed to your exact style and vision. Enjoy the best of both worlds: peaceful countryside living with quick access to amenities. Located less than 10 minutes from Highway 16 and only 20 minutes from Stony Plain, you’re close to schools, shopping, and city conveniences while still embracing the space and serenity of acreage life. Whether you choose to renovate or rebuild, this property offers limitless potential.

Built in 1995

Essential Information

MLS® # E4460591

Price \$149,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	11
Acres	3.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3 3104 Twp Road 524 B
Area	Duffield
Subdivision	Duffield
City	Duffield
County	ALBERTA
Province	AB
Postal Code	T7Y 3M5

Amenities

Amenities	Ceiling 10 ft.
Parking	Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Back Lane, Backs Onto Park/Trees, Cul-De-Sac, Treed Lot, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed October 2nd, 2025

Days on Market 25

Zoning Zone 90

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 October 27th, 2025 at 1:47am MDT