

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

MLS® #E4448678

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

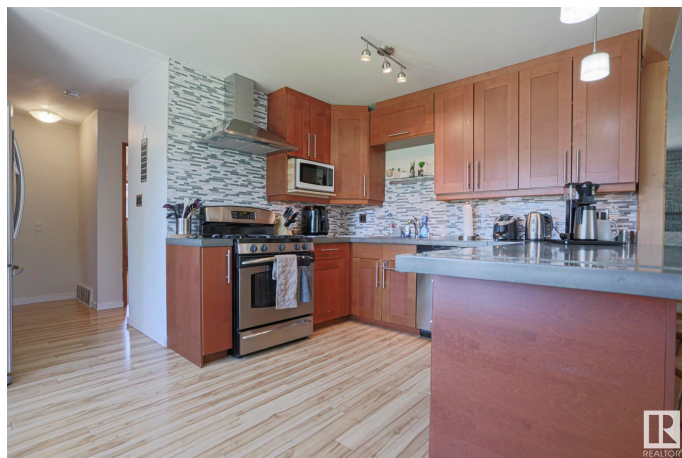
Duggan, Edmonton, AB

**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 62

Zoning Zone 16

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Listing information last updated on September 18th, 2025 at 8:02am MDT