

\$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

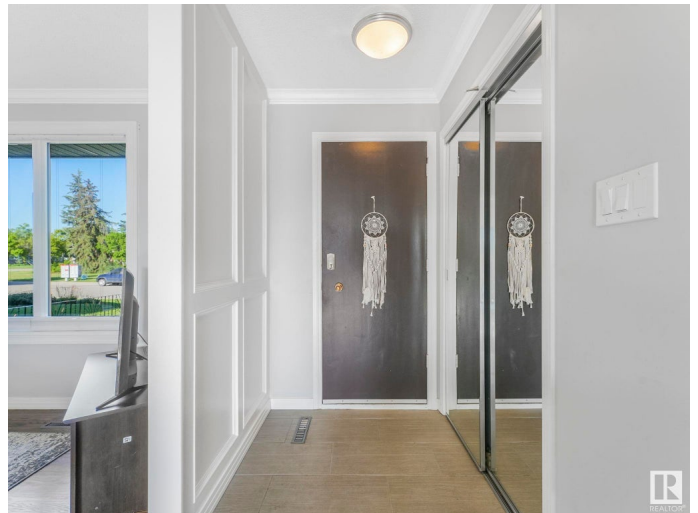
Location, location, location! One of Duggan's premier locations across from a park. Renovated & Move in Ready. Meticulously maintained BUNGALOW. Over 1200 sq ft. 3 Bdrm, 2.5 Bath. Open Floor Plan. Central Air(2021), Roof on HOUSE & Garage(2019) Hot Water Tank(2022), Refinished Original Oak Flooring, 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	12
Zoning	Zone 16

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Listing information last updated on June 11th, 2025 at 10:17am MDT