

\$449,900 - 3519 109 Street, Edmonton

MLS® #E4440479

\$449,900

4 Bedroom, 2.00 Bathroom, 1,095 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Amazing location in West Duggan - on a quiet street across from green space, walkable to school & quick access to 34th Ave, 111 St & Calgary Trail. 1100sf 3 bedrooms up & fully finished basement with a 4th bedroom, 2nd full bathroom & a large rec room. The main floor has hardwood floors, newer white shaker kitchen cabinetry & chop block countertops. Large yard with a deck, grass, gardens, firepit & massive 26' deep x 22' garage. Newer shingles, vinyl windows upstairs. A must see!

Built in 1968

Essential Information

MLS® #	E4440479
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information



Address	3519 109 Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1C2

Amenities

Amenities	Deck, Fire Pit, Vinyl Windows
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Duggan
Middle	DS Mackenzie
High	Harry Ainlay

Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 16

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 June 16th, 2025 at 11:32pm MDT