

Courtesy Of Thomas Buchanan Of Real Broker

## \$549,900 - 3524 104a Street, Edmonton

MLS® #E4440421

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,331 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Lovingly updated and fully renovated from top to bottom, this stunning Bi-Level home in Duggan is truly move-in ready. Nestled on a quiet, well-kept street with mature trees, manicured lawns, and friendly neighbors, itâ€™s also just a short walk to top-rated schools, parks, and every amenity. Inside, you'll find a showpiece custom Redl kitchen (locally crafted in Edm), complete with high-end cabinetry, newer appliances, and gas range. The home has seen extensive updates including newer windows, roof (2012), furnace (2022), HWT, and updated electrical, offering both comfort and peace of mind. Stylish, functional living spaces flow throughout with quality finishes and thoughtful design. Step outside to a west-facing backyard, professionally landscaped for privacy and perfect for evening sun. A spacious two-car attached garage adds year-round convenience. Enjoy quick access to Calgary Trail for an easy commute downtown or to the airport. A rare opportunity in a desirable mature neighborhood. Do not miss out!

Built in 1972

### Essential Information

MLS® # E4440421

Price \$549,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,331
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	3524 104a Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2N2

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Wine/Beverage Cooler, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Duggan Elementary
Middle	DS MacKenzie
High	Harry Ainlay

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 16

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Listing information last updated on June 15th, 2025 at 10:17pm MDT