

\$549,800 - 3811 104 Street, Edmonton

MLS® #E4419167

\$549,800

3 Bedroom, 3.00 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to Duggan! This future new duplex boasts over 1,700 SQ FEET w/ 3 bedrooms & 3 full baths! The main floor features a versatile den to use as an office or extra bedroom! Featuring a spacious dining area & a dream kitchen offers quartz countertops and modern cabinetry w/ \$5,500 Appliance credit! A convenient half bath completes this level. Ascending upstairs, you are greeted by a functional BONUS ROOM 3 spacious bedrooms. The primary bedroom features a 5-piece ensuite w/ double vanities. Peace of mind comes with this new build with a NEW HOME WARRANTY & refundable \$2,500 landscaping deposit. Basement development is offered as an option for upgrade! Close to schools, shopping, public transportation, parks and playgrounds. Duggan is a sought-after family-friendly neighbourhood.

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4419167 |
| Price | \$549,800 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,710 |
| Acres | 0.00 |



| | |
|------------|---------------|
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3811 104 Street |
| Area | Edmonton |
| Subdivision | Duggan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 2J9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | See Remarks |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

Elementary Duggan School
Middle D.S. MacKenzie School
High Harry Ainlay School

Additional Information

Date Listed January 24th, 2025
Days on Market 114
Zoning Zone 16



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