

## \$475,000 - 3607 104 Street, Edmonton

MLS® #E4460058

### \$475,000

4 Bedroom, 2.50 Bathroom, 1,221 sqft  
Single Family on 0.00 Acres

Duggan, Edmonton, AB

Gorgeous 1,220 sq/ft bungalow with fully finished basement in Duggan! This lovely home boasts many features including vinyl windows throughout (most done in 2023), high efficiency furnace (2016), updated kitchen, hardwood flooring, three bedrooms up including a master with two piece ensuite, as well as another four piece bath on the main floor. Downstairs, you will find a fourth bedroom, three piece bath, plus a massive family room with brand new carpet and plenty of room for storage. The detached double garage is approximately 24' wide by 22' deep with 16' wide overhead door. Immaculately well cared for, this perfect family home is available for a quick possession and is definitely a must see!

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460058  |
| Price          | \$475,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,221     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1972                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3607 104 Street |
| Area        | Edmonton        |
| Subdivision | Duggan          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 2J8         |

### **Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Fire Pit, Hot Water Natural Gas, Patio, Storage-In-Suite, Vinyl Windows, See Remarks |
| Parking Spaces | 4                                                                                    |
| Parking        | Double Garage Detached                                                               |

### **Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Stucco                                                   |
| Foundation        | Concrete Perimeter                                             |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Duggan School |
|------------|---------------|

|        |                       |
|--------|-----------------------|
| Middle | D.S. MacKenzie School |
| High   | Harry Ainlay School   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 14                   |
| Zoning         | Zone 16              |

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Listing information last updated on October 14th, 2025 at 6:32pm MDT